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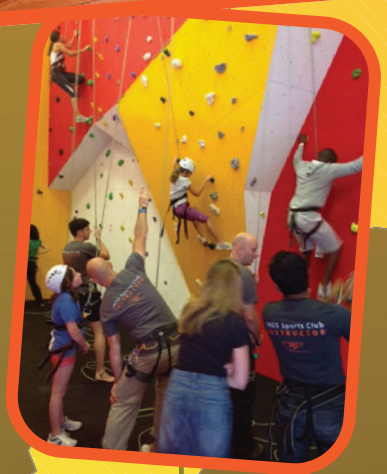

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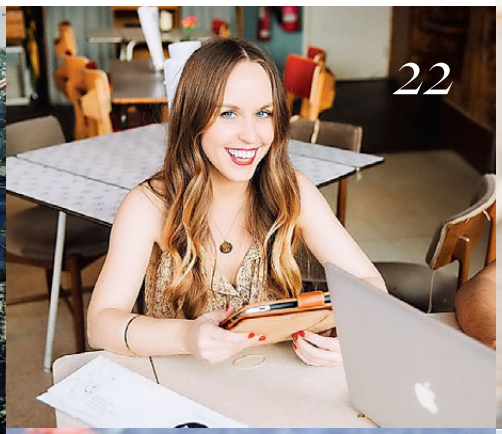

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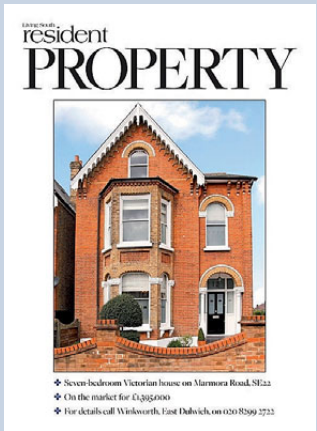

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COVER

Summer fashion at The Horniman Museum
Photo: Andrew Farrar

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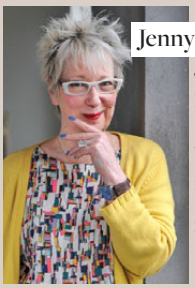
Poke around gorgeous gardens like this one on Burbage Road, Herne Hill, as part of the National Gardens Scheme. See page 30

This month's contributors



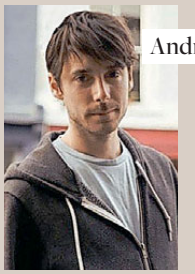
Photographer: Keith Sheriff

Jenny Eclair

The talented Jenny Eclair has been making us chuckle for years as *Living South Resident*'s columnist. The comedian, novelist and actor lives in Camberwell – when she's not off touring the UK as a Grumpy Old Woman.

Tom Parker Bowles

Tom Parker Bowles is a real foodie's foodie, and a jolly nice chap to boot. He is a food writer and broadcaster of some repute who loves London's eateries with a passion. He lives in London with his wife Sara and two children.



Andrew Farrar

Andrew Farrar is a London photographer specialising in editorial portraiture, having shot subjects like Goldie, Robert Pattinson and Bryan Ferry. This month Andrew shot our beautiful fashion spread at The Horniman Museum.

Summer in the city

As I write this a ray of sun has just burst through the grey skies, which pretty much sums up how I feel about summer – optimistic. I have to be, because I'm pretty sure I'm solar powered. I hope you are too, because with everything we've packed into this issue, you'll need the stamina.

Let's start with the legend that is Jenny Agutter. Discovered by Walt Disney at the age of 11, she embarked on a career that has spanned four decades, encompassing classics like *The Railway Children* and *An American Werewolf in London*. We love her even more because she lives in Camberwell, which she describes as 'inclusive, a dynamic community', in our exclusive interview on page 18.

Then there's Jewellery Week. Coming to London from 6-13 June, the event showcases the best of the UK's phenomenal talent in jewellery design. There's certianly plenty of that in our neck of the woods – meet three of the area's leading talents on page 22.

We're also championing the various open garden weekends taking place this month, giving us the chance to poke around glorious local gardens, and The Big Lunch, which encourages neighbourhoods to come together in a fun celebration of food and neighbourliness.

Summer in the city… it can be just lovely.

Photographer: Neil Cooper

Victoria

Victoria Purcell
Editor, Living South Resident

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Syd's Vintage pop-up shop opened on Kirkdale in May

PORTAS PILOT

SEE3, the Mary Portas-inspired scheme set up to resurrect the high streets in Forest Hill and Sydenham, has excelled itself again. The latest phase of the project, Pop Goes Sydenham, brought four new pop-ups to Sydenham's town centre in May, including Syd's Vintage on Kirkdale, selling retro clothing, accessories and homeware. Back in February, Love Ur Look opened a pop-up shop on Dartmouth Road that is still going strong, selling owner Ronke Fashola's own vintage-inspired designs. And there's more to come – from supperclubs in June to pop-up theatre during the weekend of 5-6 July (part of Sydenham Arts Festival) and a club night to shake up the area's nightlife.

✤ see3.co.uk; follow @SEE3PortasPilot on Twitter

LOCAL LIFE

The area's essential knowledge this month

TO CITY HALL!

The *Living South Resident* team was excited to meet Boris Johnson, the Mayor of London, at City Hall last month. The event, organised to celebrate the re-launch of our magazine portfolio, saw guests mingling with the team, as well as teams from our sister titles including *The Guide Resident* and *SW Resident*, over champagne and canapés. Managing Director Will Hattam took to the stage before Boris made one of his legendary speeches, highlighting the importance of local media in galvanising the community, and referring to his own beginnings in regional newspapers.

COFFEE CAPERS

Did you know over five million people travel through Forest Hill and Sydenham stations each year? Or that Rolf Harris and Bill Wyman once lived in SE26? We learned these fun snippets from On the Hoof coffee's new takeaway cups, which are packed with local facts. On the Hoof was the first to bring freshly ground coffee and barista skills to Forest Hill in 2001, expanding to Forest Hill, Sydenham and Shortlands.

✤ Follow @onthehoofcoffee on Twitter

HAVE YOUR SAY...

@LivingSouth

@LivingSouth: *'It's 6.30am, we're up, we're at @Lawler_Steel getting our gorgeous model prepped for a shoot at @HornimanMuseum. #summer #fashion #earlybird'*

@TweetsDulwich: *'Re: The Crown and Greyhound – boutique hotel? eastdulwichforum.co.uk/forum/read.php?20,1095520 #eastdulwich'*

Living South

SW Resident: *'Hey Living South Resident and its lovely South Londony readers! The Micky Flanagan article's now online at swresident.co.uk'*

Crystal Palace Subway: *'Southwark Council grant planning permission to reinstate gate and entrance to Subway on the Southwark side. More to follow.'*

Royal Ascot (18-22 June) is offering The Guide readers an exclusive package for 18 and 19 June – get a Grandstand Admission ticket, Pavilion Club badge and afternoon tea for just £112 per person. To book call 0844 346 3000 or visit ascot.co.uk and quote PAVILION13.

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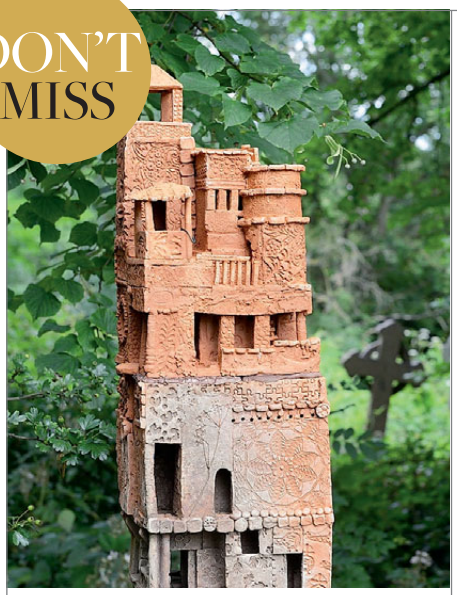

Outdoor exhibition

CURIOUS

West Norwood Cemetery's Gothic revival landscape provides the backdrop for 22 works by 22 artists in *Curious*, a site-specific art trail. Curated by artist Jane Millar, the exhibition takes you on a journey of sound, sculpture, ceramics, poetry, textiles and photography. Runs from 22 June until 28 July.

✤ **West Norwood Cemetery, Norwood Road SE27 9JU; westnorwoodcemetery.com**

Dance

SOUTH LONDON DANCE STUDIOS

Around 120 children will take part in South London Dance Studios' spectacular performance. As well as a new ballet based on a modern children's story, the show also features tap, modern, street, jazz and musical theatre dances. 30 & 31 May (7pm) and 1 June (2pm, 7pm). Tickets £16, kids £12.

✤ Alleyn's School, Townley Road, East Dulwich SE22 8SU. For tickets call 020 7978 8624

Summer festival

Crystal Palace Overground Festival

Living South resident LOVES

The seventh Crystal Palace Overground Festival returns to Crystal Palace from 27-30 June to showcase the best local live music, poetry, theatre, film, food and shopping. Festival highlights include performing arts, crafts, holistic, sports and kids' activities, gourmet food and drink stalls and live music. On 29 June, Westow Park comes alive from 11am-6pm with local bands on the outdoor music stage. Anita-Clare Field of 'Lover of Creating Flavours' sponsors the Taste of SE19 food tent, where food experts share their produce and talk culinary craft. Further events will take place around the Upper Norwood Triangle until late.

Sunday 30 June is dedicated to the Upper Norwood Triangle traders with an arts trail, stalls, tastings, workshops, poetry, gigs and DJs.

✤ **For the full line up see crystalpalacefestival.org**

A night at the circus

FLOWN AT UDDERBELLY

Pirates of the Carabina's bold and breathtaking Flown comes to the Udderbelly Festival at Southbank Centre from 2-22 June. Performed by an international company of nine aerialists, stuntmen, dancers and musicians, Pirates of the Carabina invite you to share in the thrills, fear and physical feats that define the life of a world-class circus entertainer. Tickets £15.50-£22.50.

✤ **Jubilee Gardens, South Bank SE1 8XX; 0844 545 8282; underbelly.co.uk**

Pirates of the Carabina invite you to share in the thrills, fear and physical feats that define the life of a world-class circus entertainer

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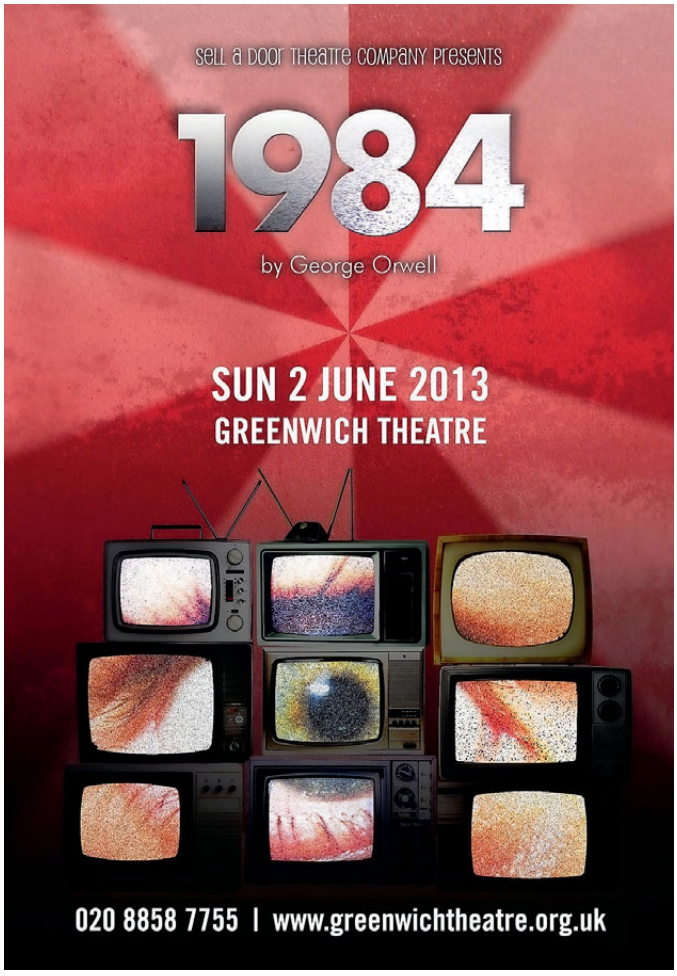

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Q&A

GOOD NEIGHBOURS

Love a luncheon? Then gather your neighbours and make it an event to remember on Sunday 2 June, when the fifth annual Big Lunch takes place. Last year's event saw 8.5 million people come together over the Diamond Jubilee weekend.
The event is a one-day get-together for neighbours – an Eden Project idea funded by the Lottery – encouraging communities to get together.

Examples of previous local events include one in Peckham Rye, which saw a variety of cultures come together to share food from around the world, and what has now become an annual event for the residents of Waveney Avenue in Nunhead. Here, Sally Tombleson, from Nunhead, tells us about her Big Lunch experience:

WAVENEY AVENUE HAS TAKEN PART IN THE BIG LUNCH SINCE 2009
Following their event many friendships have been formed with parents helping out with baby-sitting or child-care and the older children feeling safer playing on the street knowing they have neighbours looking out for them.

WE UNDERESTIMATED THE EFFECT IT WOULD HAVE ON OUR COMMUNITY
when we started planning our first Big Lunch event in 2009. Not to mention the fun that we'd have on the day! The residents also launched the Waveney Avenue Group, an online networking forum, with an invitation to join the group being sent to every new neighbour. There was even a 'Big Lunch baby' born during the 2011 event!

SINCE THE FIRST BIG LUNCH, OUR COMMUNITY HAS EXPANDED HUGELY
There are always people on the street to say hello to, to call on for help or support or even just recommend a plumber or painter. Nowadays, some of us even get our cars cleaned by neighbours' children!

✤ thebiglunch.com

Arts festival

SYDENHAM ARTS FESTIVAL

Sydenham Arts Festival marks its fifth year with more than 90 events taking place from 29 June-14 July. There will be some twenty-plus live music events, free film showings, theatre, literary events, comedy nights, dance workshops, opera and more. A particular highlight is renowned performance poet Benjamin Zephaniah, appearing at Sydenham High School on Saturday 13 July. Alongside regular events, such as Arts in the Park, there are spectacular new events including Launch Pad, an opportunity for young people to stage their own events at the TNG Youth Centre. The festival had an estimated 10,000 visitors in 2012.

✤ For full listings see sydenhamartsfestival.co.uk

Sydenham Arts Festival marks its fifth year with more than 90 events taking place from 29 June-14 July including live music, free film showings and theatre

Antiques sale

PULLENS YARDS

Dreweatts & Bloomsbury Auctions and LASSCO host a one-day Grand Sale of Architectural Antiques on Saturday 15 June. Sculpture, garden ornaments, museum cabinets, taxidermy, carved stonework and more will feature, including items saved from The National Maritime Museum, Kensington Palace and Claridges. 11am-6pm.

✤ **Brunswick House, 30 Wandsworth Road SW8; 020 7394 2100**

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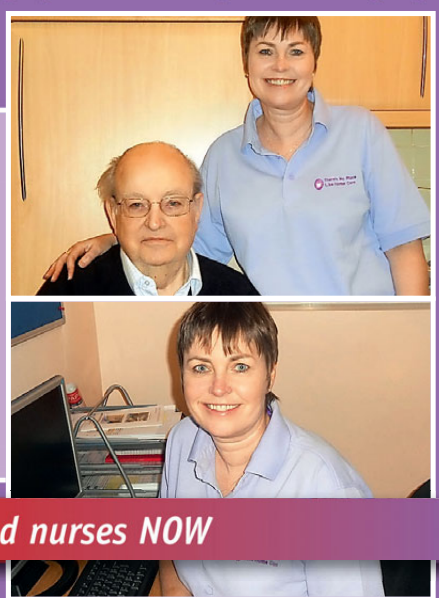

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Jenny Eclair

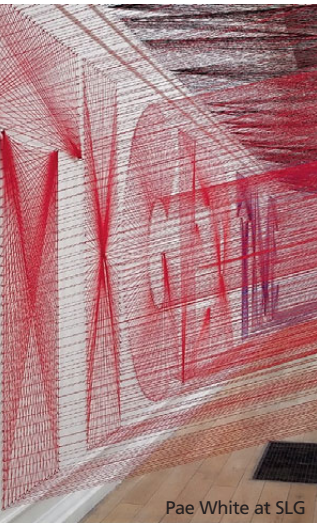
On a recent tour down under, our favourite Camberwell comedian discovers that Melbourne has come of age – partly modelled on Peckham

My month...

✣ The great thing about being trapped on a plane for 20 hours is that it forces you to watch films you'd never normally bother with. Hence I am possibly the last of the targeted audience to see *The Best Exotic Marigold Hotel* and, weirdly enough, I didn't hate it. It has pace and heart. Judd Apatow's *This is 40*, on the other hand, just goes on and on and on… a bit like the flight to Oz really.

✣ Talking about culture, I've seen the Olivier-nominated *Curious Incident of the Dog in The Night Time* and, while I thought it was very good indeed, I'm not sure if the set and lighting design outshone everything else?

✣ I really enjoyed Pae White's *Too Much Night, Again* installation at the South London Gallery [now closed] – a giant wild woollen cat's cradle of a piece, and a great use of that fabulous main space.



Pae White at SLG

Hello. I have been away, did you even notice? Yes the old man and I upped sticks and jetted off to Australia so that I could ply my trade over there – two weeks of solid gigging at the Melbourne International Comedy Festival, no less.

This was my fourth time in Melbourne, and boy has it changed. I was last there six years ago, when it was a nice, if slightly suburban, city. Not any more. Melbourne has gone cool – imagine a massive Shoreditch crossed with an episode of *Sex and The City*. I have never seen so many fashionistas hanging around drinking cocktails. Melbourne is all pierced eyebrows, boys in skinny dungarees and roof-top bars (someone has obviously been to Frank's Campari Bar in Peckham and copied the idea 100 times over).

Once upon a time, I felt culturally superior to Melbournians (after all, Ich bin ein Londoner, and London is the best city in the world), but there is a feeling of optimism in Australia, which possibly goes hand-in-hand with nice weather and the fact their economy isn't in crisis. The dollar is strong and the pound is weak, consequently British visitors all over Oz are reeling from their prices – it's £20 for a paperback book, £3.50 for a small bottle of diet coke and a posh loaf of artisan bread can cost you almost a tenner.

There was a time when I used to stroll around Melbourne's department stores laughing at the cheapness of their goods. Not anymore. This time I didn't even venture into the clothes shops, I just pressed my nose against the windows and dribbled. The expensive loaf became our evening meal of 'grilled bread' for two days running!

> There is a feeling of optimism in Australia, which possibly goes hand-in-hand with nice weather and the fact their economy isn't in crisis

And it's not just the city centre that's thriving – all the run-down suburbs have been gentrified too. Think Bellenden Road with knobs on. You can't walk two steps without stumbling on yet another indie coffee shop (this place takes their 'flat whites' very seriously – in two weeks I never had a less-than-perfect latte. Apart from the ubiquitous Pie Face, where all pies are available 'stacked' (with added gravy and mushy peas), Melbourne is remarkably chain free, and it's as easy to get sushi as a sandwich anywhere.

shotbythesheriff.co.uk

To be honest, my poor 53-year-old taste buds didn't really know what had hit them, literally; considering we share the same language it was amazing how many times I had to ask a waiter for help – Dukkha eggs, anyone? Food is their thing, the madder the better, by the end of the trip I was getting quite blasé – the day before we left I ordered cuttlefish skewers and, as I sat eating them overlooking St Kilda beach, the sun shining and Lunar Park rattling in the distance, I was almost overwhelmed by a feeling of my own good fortune… and then they brought the bill!

Blighty, it's good to be back.

The MIDAS touch

Shannon Denny catches up with the community-spirited Camberwell resident, golden girl of British film and television and OBE, Jenny Agutter

It's not often enough that you hear someone make a comparison between sunny LA and south London. When that someone happens to be the BAFTA-winning actress and Hollywood veteran Jenny Agutter, you'd be wise to sit up and listen.

'I've travelled all my life and I've always lived in mixed environments,' she says. 'Los Angeles is actually very mixed. The thing about north of the river to me, is that it just seems very social socially exclusive. One of the things I enjoy about Camberwell is that it is much more inclusive. It has a real dynamic community to it.'

That sense of community of course is down to people like Jenny herself. The daughter of a British army officer who spent her childhood in Germany, Singapore and Cyprus, she's best known for her work on the screen and stage – *The Railway Children*, *An American Werewolf in London* and *Equus* are among the early roles that sealed her reputation.

Together with her husband and son, Jenny moved here 13 years ago, drawn by the excellent schools and elegant Georgian architecture. Then two years ago when the family opted to downsize, they couldn't bear to leave SE5.

'We decided we would move from our lovely Georgian house into a flat. We'd been looking all round because we wanted a particular kind of place to buy. And then they were doing up the building opposite us on Grove Lane. So we've ended up there, across the road!'

Reflecting on her decade in the historic home, Jenny admits, 'It's not the easiest living! A Georgian townhouse is gorgeous, but it keeps one fit. It was five floors with two rooms a floor basically. No cupboards, great big windows, all the bedrooms tightly at the top and then three floors for sitting around in,' she observes with a laugh.

Perhaps because the former house is in view of the current one, the transition to a new-build hasn't been too traumatic. 'It's different, we use rooms in a different way,' she says. 'If you start from scratch, as opposed to fitting in, there's something very nice about it.' The home's layout even includes an office for the actress. Various phones ring off their hooks in the course of our interview, and it is obvious that a dedicated space for her work life is more than welcome.

In June she'll begin filming the third season of *Call the Midwife*, and this will take her through to November.

Jenny played Mother in 2000 version of The Railway Children

> One of the things I enjoy about Camberwell is that it is much more inclusive. It has a real dynamic community to it

She stars as Sister Julienne in Call the Midwife

Neal Street Productions; ITV / Rex Features

Photo: Charlie Clift

Jenny Agutter will start the Cystic Fibrosis Trust Dulwich Park Fun Run this month

The hit BBC drama series – which also stars Vanessa Redgrave and Miranda Hart – is set in 1950s east London. A creation of the production company founded and owned by film director Sam Mendes, it's been hugely successful in the US as well as here.

'It's one of those things; the scripts have been really good,' Jenny says. 'It's great fun to do – I like working with the people and I'm enjoying it enormously.' The show seems to hold its own easily among the raft of great television being generated on both sides of the Atlantic. 'There's really good TV around – wonderful adventure tales, off-the-wall detective stories, things coming from America, good stuff from PBS. There's a real mix and I think the quality has got a lot better.'

But raising the bar of entertainment being broadcast via the small screen is only a partial view into Jenny's current work. In fact, when she was invited to Buckingham Palace last summer to receive an OBE, it was in recognition not for her 40-year contribution to drama as you might assume, but instead for her services to charity.

'It's kind of weird because you get this brown envelope that you think is a parking ticket,' she recalls with laughter. 'You open it and it says you've been considered for doing this, but don't tell anyone for the next six months – by which time you forget completely! Suddenly they announce it and you meet the Queen, and she is lovely.'

For this Camberwell resident, charity really does begin at home. For example, she's a patron of Theatre Peckham, a company that extends arts education and training to young people in and around Southwark. And in January, she cut the ribbon on the refurbished Camberwell Leisure Centre.

> My niece has Cystic Fibrosis. When she was born the median life expectancy was eight – it's now 41

'It has been a fantastic community effort to make sure we didn't lose that as a public baths. It's a wonderful place. I'm a member – I just did a workout there today,' she reveals. 'I've got to do that because now I'm in a flat I haven't got all those stairs to run up and down!'

Jenny's most recent local charity event was last month's Dulwich Park Fun Run, but her involvement there was not motivated by keeping fit without stairways but rather a cause that's incredibly close to her own heart, the Cystic Fibrosis Trust.

'I'm involved because I found out 34 years ago that my niece had CF. She's now 34, but when she was born they basically said, 'The median life expectancy is eight.' It's now 41.' With the Trust celebrating its 50th anniversary next year, this progress is in large part due to funds the charity has raised. 'The age you would expect someone to live has risen enormously because of better care, medication, research and physiotherapy.'

Jenny's role this year was to start the races and present the winners' medals. Could she be tempted to be on the other side of the finish line in future?

'My nephew did the marathon for Cystic Fibrosis Trust just the other day. It's very emotional, it's wonderful. My sister-in-law said to me, 'Don't you think we should do it next year?' And I was thinking, 'No! You must be joking!' I think she'd just had too many wines. But in the Dulwich run I could join in the 5k. Even at sort of a trot, I could just about do that,' she smiles. With that sunny outlook and can-do attitude that Jenny's known for, I for one would not bet against her.

✤ **The eighth Cystic Fibrosis Trust Dulwich Park Fun Run takes place on Saturday 25 May.**
See cysticfibrosis.org.uk

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It's Father's Day on Sunday 16 June, so show him what a great dad he is with these fab gift ideas

SWADESH

Treat your dad to delicious authentic Indian cuisine this Father's Day. With sumptuous food set in a stylish interior, Swadesh is the finest Indian restaurant in your area. From the modern kitchen, dedicated chef Raj Kumar from India will prepare the best food you can imagine. If you prefer to spend some quality family time at home, then why not get a delicious takeaway delivered straight to your door?

✣ 120 Lordship Lane, East Dulwich SE22 8HD; 020 8613 1500

DEE DEE'S

Head to Dee Dee's for a Father's Day celebration. Good homemade burgers and a selection of drinks already make this a great place to spend some quality time together, but throw in the Father's Day Special – dads get a double whisky for the price of a single (the venue has a selection of more than 50 whiskies) – and you'll find Dee Dee's hard to beat.

✣ 77 Herne Hill SE24 9NE; 020 7326 1155

LOCAL LUXE

WILLIAM ROSE BUTCHER

Why not cook a lovely meal this Father's Day? William Rose Butchers, specialists in organic and free-range meat, poultry and game, recommends salt marsh lamb, a Suffolk cross Texel breed that's now at its best. Or how about a BBQ? William Rose has now extended its range of homemade sausages and marinated meats. If you prefer a traditional roast, choose from pedigree rare-breed beef specialists at Christmas Farm; welfare-friendly pork from Dingley Dell Pork and organic free-range Sutton Hoo Chickens.

✣ 126 Lordship Lane, East Dulwich SE22 8HD; 020 8693 9191

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Paris-based French fragrance house Creed has passed from father to son since it opened in London in 1760. Currently steered by father and son noses Olivier and Erwin Creed, the company produces arguably the best niche fragrances on the market. What better gift for Father's Day then, than that of Creed; the embodiment of gentlemanly sophistication and distinction? There's quite a selection, so let the store's expert staff guide you in your choice.

✣ 125 Lordship Lane, East Dulwich SE22 8HU; 020 8693 5150; roullierwhite.com

London City Skyline necklace, £58

'Living a life full of love' bangle, £45

SWALK wax seal necklace, £45

'Key To Happiness' necklace, £48

Photo by Ellie Gillard at The Sylvan Post

Zoe Jones set up Mona Mara with collaborating partner John Lindsley

Good as GOLD

Jewellery Week will see London sparkle this month. Inspired by all that glitters. Emma-Lily Pendleton discovers three local designers

MONA MARA

Bringing seven years' experience, celebrity endorsements and fashionista fans along with her, the designer behind Junk Jewels has collaborated and re-emerged as Mona Mara.

Zoe Jones may be remembered for her exploratory stint at the famed Portobello Road Market, where her handmade designs made a popular debut. While trading there she built a successful online store, Junk Jewels.

But Zoe is now forging a new direction in jewellery design, collaborating with partner John Lindsley on Mona Mara. Launched earlier this year with a 16-piece collection of signature pieces, Mona Mara combines the pair's contemporary interests, style and ideas.

'I wanted to move forward from what I did with Junk Jewels, which was costume jewellery and very affordable,' said Zoe. 'We wanted to aim in between high-end and the high street; to create something that was design-led, unique and accessible to many.'

Influenced by life in London, Zoe and John want to create collections that aren't trend-led, but timeless. After all, like Coco Chanel said, 'Fashion fades'.

'Everything is 22k gold plated and very good quality. It all has a good weight to it but isn't solid gold, which is how we've made it affordable. All of our jewellery is made in Britain – we are keen to support British industry, we wanted to be part of that movement,' she said.

'Mona Mara is an alter-ego of Zoe,' explains John. 'One of our most popular pieces is the 'We All Have a Story to Tell…' scroll necklace; it reflects well what we're all about.'

✤ monamara.com

Precious necklace in sterling silver with 22 carat gold plated interior and tips, £875

Totem cuff, from £300

Totem earrings, from £300

VICKY FORRESTER

Vicky Forrester's intricate jewellery is inspired by nature and the elements. Playing with ideas, materials and techniques in six collections, the Camberwell-based designer has continued to explore a love that started with children's TV character, Mr Benn.

'I loved Mr Benn when I was a child, the anticipation of who he might become was often more exciting than what the weekly story turned out to be!' said Vicky. 'The notion of magical transformation has stayed with me and jewellery provides a perfect grown-up vehicle for exploring your persona and playing with image.'

Rather than working to seasonal trends, Vicky designs timeless pieces at Flux Studios, which she opened in 2008 to provide affordable studio space to

other jewellers and also to teach the craft. 'All my jewellery is handmade by me at Flux,' she says. 'I share my studio with 12 other jewellers – it's a dynamic and inspiring environment to work in.'

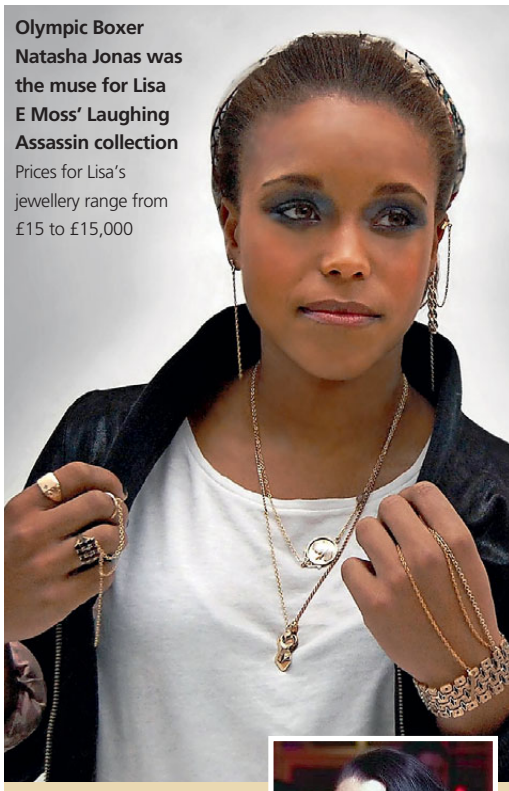
Drawn to jewellery making because she likes to make small things, Vicky works with precious metals to build one-off pieces.

'The thrill for me is in the constant evolution of an idea and so I like to make one-off and limited-edition pieces of jewellery,' she said. 'I tend to work speculatively, building collections of jewellery, and I also like to work on commissions. It can be tricky working to a client's brief – there's always a moment when I hold my breath, but it's great to see them smile!

✤ fluxstudios.org

> The thrill for me is in the constant evolution of an idea and so I like to make one-off and limited-edition pieces

Precious cuff in 22 carat gold plate, £950



Olympic Boxer Natasha Jonas was the muse for Lisa E Moss' Laughing Assassin collection

Prices for Lisa's jewellery range from £15 to £15,000

LISA E MOSS

Peckham-based Lisa E Moss – jewellery designer for Plan B's 2012 and 2013 tours – has a rapidly expanding fan-base including a list of famous clientele. Lisa produces seasonal collections of vintage-inspired one-off pieces made with precious metals, stones, vintage bone, wood, glass and leather.

Lisa's SS13 collection, Narrative, launched on 10 May, is a diverse collection that tells the story of the last two years of hers career: 'It's very all-encompassing and explores where I've been and the people I've been working with in one collection,' she says. 'It features sterling silver with flashes of gilt vermeil detail running throughout.'

Lisa made her fashion debut in 2007 when she was invited by Twenty8Twelve to supply a unique collection to the label and has gone on to create 11 more. In addition to producing four seasonal collections, Lisa offers a bespoke commission service under her own label, Lisa E Moss, creating tailored pieces.

It's a service that has attracted the attention of stars including Leona Lewis, Alesha Dixon and Fearne Cotton.

'The ethos of my brand is a punk aesthetic with a masculine edge, it's Victoriana-inspired with Edwardian fob chain features. It's a lot to do with gentleman's swagger.

'I try to dig a bit deeper, looking at culture and at how and why we adorn ourselves.'

✤ lisaemoss.com

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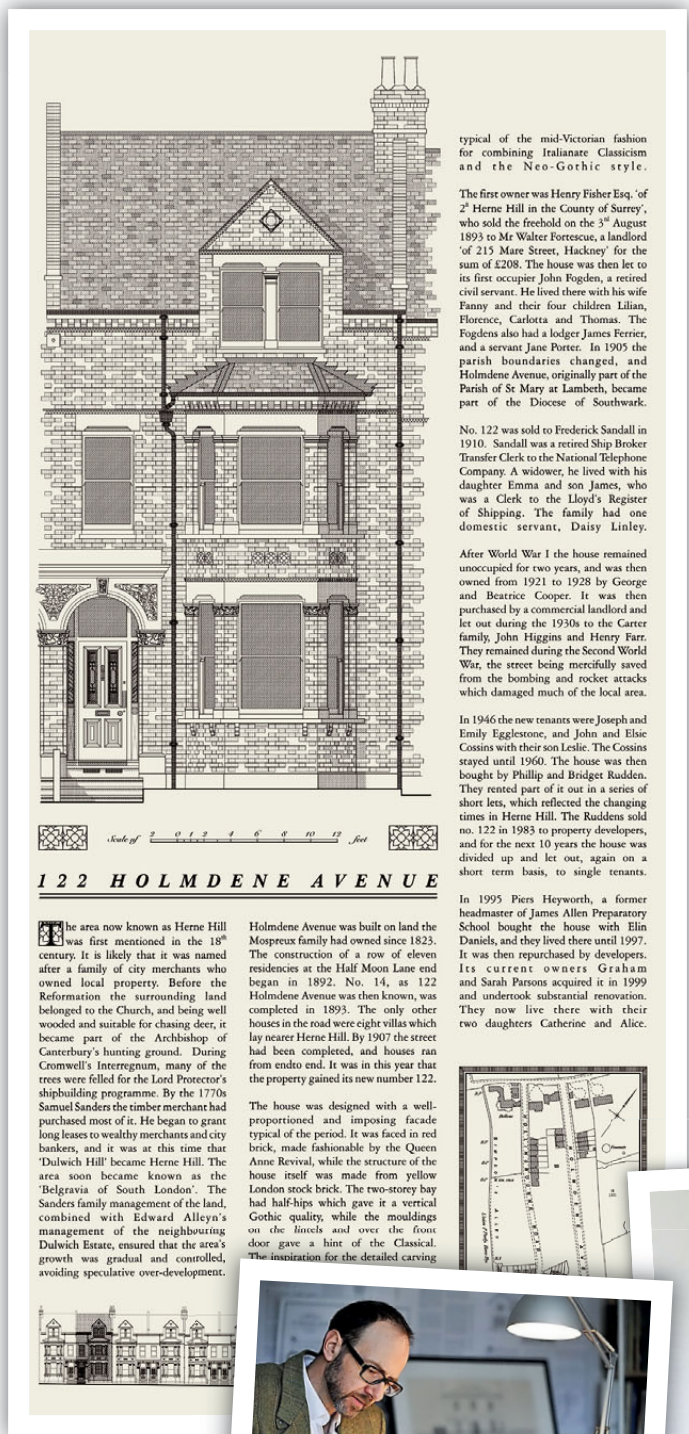
History begins at home

Curious about your home's past lives? Archistory brings the hidden histories of houses to light through drawings and narratives, finds Shannon Denny



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122 HOLMDENE AVENUE

The area now known as Herne Hill was first mentioned in the 18th century. It is likely that it was named after a family of city merchants who owned local property. Before the Reformation the surrounding land belonged to the Church, and being well wooded and suitable for chasing deer, it became part of the Archbishop of Canterbury's hunting ground. During Cromwell's Interregnum, many of the trees were felled for the Lord Protector's shipbuilding programme. By the 1770s Samuel Sanders the timber merchant had purchased most of it. He began to grant long leases to wealthy merchants and city bankers, and it was at this time that 'Dulwich Hill' became Herne Hill. The area soon became known as the 'Belgravia of South London'. The Sanders family management of the land, combined with Edward Alleyn's management of the neighbouring Dulwich Estate, ensured that the area's growth was gradual and controlled, avoiding speculative over-development.

Holmdene Avenue was built on land the Mospreux family had owned since 1823. The construction of a row of eleven residencies at the Half Moon Lane end began in 1892. No. 14, as 122 Holmdene Avenue was then known, was completed in 1893. The only other houses in the road were eight villas which lay nearer Herne Hill. By 1907 the street had been completed, and houses ran from endto end. It was in this year that the property gained its new number 122.

The house was designed with a well-proportioned and imposing facade typical of the period. It was faced in red brick, made fashionable by the Queen Anne Revival, while the structure of the house itself was made from yellow London stock brick. The two-storey bay had half-hips which gave it a vertical Gothic quality, while the mouldings on the lintels and over the front door gave a hint of the Classical. The inspiration for the detailed carving typical of the mid-Victorian fashion for combining Italianate Classicism and the Neo-Gothic style.

The first owner was Henry Fisher Esq. 'of 2B Herne Hill in the County of Surrey', who sold the freehold on the 3rd August 1893 to Mr Walter Fortescue, a landlord 'of 215 Mare Street, Hackney' for the sum of £208. The house was then let to its first occupier John Fogden, a retired civil servant. He lived there with his wife Fanny and their four children Lilian, Florence, Carlotta and Thomas. The Fogdens also had a lodger James Ferrier, and a servant Jane Porter. In 1905 the parish boundaries changed, and Holmdene Avenue, originally part of the Parish of St Mary at Lambeth, became part of the Diocese of Southwark.

No. 122 was sold to Frederick Sandall in 1910. Sandall was a retired Ship Broker Transfer Clerk to the National Telephone Company. A widower, he lived with his daughter Emma and son James, who was a Clerk to the Lloyd's Register of Shipping. The family had one domestic servant, Daisy Linley.

After World War I the house remained unoccupied for two years, and was then owned from 1921 to 1928 by George and Beatrice Cooper. It was then purchased by a commercial landlord and let out during the 1930s to the Carter family, John Higgins and Henry Farr. They remained during the Second World War, the street being mercifully saved from the bombing and rocket attacks which damaged much of the local area.

In 1946 the new tenants were Joseph and Emily Egglestone, and John and Elsie Cossins with their son Leslie. The Cossins stayed until 1960. The house was then bought by Phillip and Bridget Rudden. They rented part of it out in a series of short lets, which reflected the changing times in Herne Hill. The Ruddens sold no. 122 in 1983 to property developers, and for the next 10 years the house was divided up and let out, again on a short term basis, to single tenants.

In 1995 Piers Heyworth, a former headmaster of James Allen Preparatory School bought the house with Elin Daniels, and they lived there until 1997. It was then repurchased by developers. Its current owners Graham and Sarah Parsons acquired it in 1999 and undertook substantial renovation. They now live there with their two daughters Catherine and Alice.

Ever since leaving St Martin's in 1990, Ben Taggart has worked as an architectural modelmaker and designer. Over the years he's created countless models of period buildings where no original plans were available: 'Consequently as part of a commission I would have to draw up a set of plans from which to make the model,' he explains. 'I learned the techniques of architectural drawing using pen and ink from my father, who was an interior designer.'

When he moved to a West Dulwich house built in 1897, Ben found a new outlet for his pen-and-ink skills. 'The previous owner left a large envelope of paperwork for us. Hidden among the instructions for the washing machine were a pack of beautiful deeds and documents all on vellum paper, telling us who the first owners were and even some later occupants. I was hooked.'

He brought in the help of his friend and local historian Paul Murray to investigate the history of the house. Paul is the great-great grandson of Sir James Murray, editor of the first Oxford English Dictionary, so it's fair to say he knows a thing or two about words. He began his work as a local historian, when he wrote a short history of the Grade II-listed Aged Pilgrims' Rest-home in Camberwell, an 1830 building in which he lives.

'Gradually I amassed a small pile of documents and maps,' Ben says of his own home. 'And it struck me that it would be wonderful to have all of this information in one place and in a legible form, as I had struggled to read some of the Victorian handwriting. The answer was an architectural drawing of the house incorporating all the information I'd discovered. I wanted to not only record the history of the house but also its design.'

The outcome, a gorgeous execution of the home's exterior alongside a narrative history, was too good to keep under wraps. So together Ben and Paul dovetailed their talents and launched Archistory, a unique business that creates bespoke records for homeowners wishing to display and celebrate their property's provenance.

✤ archistory.co.uk

Above: Archistory chart 122 Holmdene Avenue. Right: Paul at work. Far right: Paul and Ben show off their work

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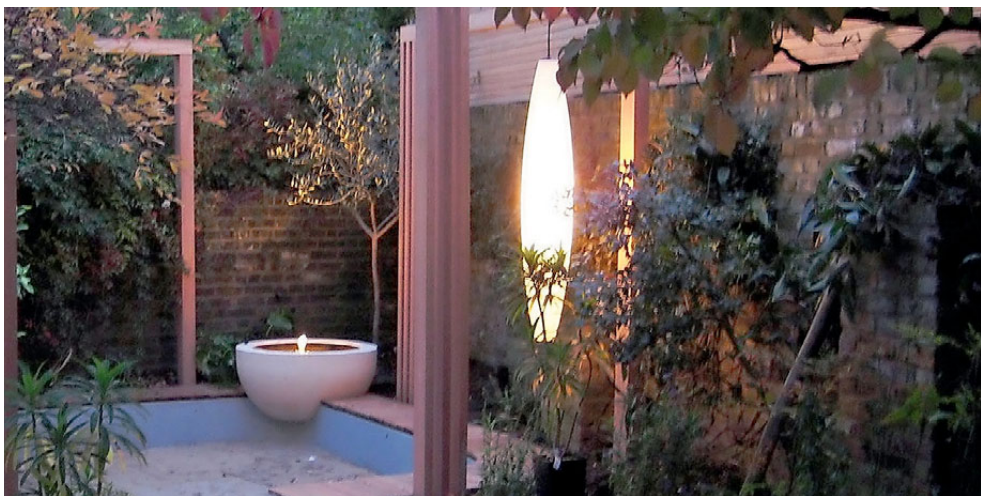

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Blooming MARVELLOUS

Open garden schemes offer the chance to explore some beautiful private oases. Living South picks out five of the area's finest

Busy, bustling cities are not where you expect to find beautiful gardens, but many residents still manage to pull off amazing floral feats. And if you're not among that number, or are seeking inspiration to better your own begonias, then there are two events coming up this June you simply must embrace – the National Garden Scheme's Open Gardens, and the Open Garden Squares Weekend.

The National Gardens Scheme donated £2.6 million to charity in 2012. Founded in 1927, its *Yellow Book* has become an essential point of reference for both passionate gardeners and those simply curious to see gardens otherwise not open to the public.

Open Garden Squares Weekend is the London Parks & Gardens Trust's highest profile event, and seeks to increase knowledge and the appreciation of London's green, urban and open-space network. The Weekend is presented in association with The National Trust, which is helping to make the city's hidden green spaces accessible to as many people as possible.

Living South Resident picks out five must-visit gardens from the many opening up their gates to us this month…

Artist Lynette Hemmant painting her garden

Images of 35 Camberwell Grove courtesy of Marianne Majerus

35 CAMBERWELL GROVE, CAMBERWELL SE5 8JA

✤ Open as part of the National Gardens Scheme on Sunday 9 June (12pm-6pm). £3.50, kids free

This plant-packed 120ft by 20ft garden is the perfect borrowed landscape. Cultivated over some 28 years by Lynette Hemmant and Juri Gabriel into a romantic country-style garden, it is simply brimming with colour and overflowing with pots, including some with huge 6ft lilies. In June, spectacular old roses, many of them ramblers and climbers, stretch the full length of the winding garden, swamping artist Lynette's studio and festooning an old iron staircase at the back of the house. Lynnette still enjoys painting the garden, which boasts the charming backdrop of St Giles Church, in all its aspects. So beautiful is this garden that it has featured in many magazines over the years and is particularly popular with Japanese visitors for its quintessential English look.

> This romantic country-style garden is brimming with colour and overflowing with pots, including 6ft lilies

Above: Old roses stretch the full length of Lynette Hemmant's and Juri Gabriel's garden
Right: Choumert Square is a 'floral canyon'

CHOUMERT SQUARE, PECKHAM SE15 4RE

✤ Open as part of the National Gardens Scheme on Sunday 9 June (1pm-6pm). £3, kids free

Choumert Square, built in the latter half of the 19th century, presents to the visitor not a square, but a laneway of 46 tiny cottage gardens, leading to a communal 'secret garden'. Described by the media as a 'floral canyon' for their abundance of flowers, these mini gardens have evolved over some 25 years, triggered initially by the gardening passions of a few residents that spread to the neighbours. The square was also highly commended in a London Squares Competition.

Highlights include the wonderful variety of roses growing in the square, the impressive mix of trees – including birch, willow, eucalyptus, robinia and acer – and the colourful array of perennial border plants and annuals, many of which are home grown.

The Open Day is primarily about gardens and sharing with others the residents' love of this little corner of the city; but it is also renowned for its demonstrable community spirit. Visitors will find themselves invited to sit and partake of a wide variety of refreshments while perusing the artwork, crafts, cakes and plants on sale and enjoying the live music.

Burbage Road

Crawford and Rosemary Lindsay's Burbage Road garden was featured on Alan Titchmarsh's Love Your Garden

5 BURBAGE ROAD SE24 9HJ

✤ Open as part of the National Gardens Scheme on Sunday 9 June (2pm-5pm). £3.50, kids free

Crawford and Rosemary Lindsay's rectangular 150ft x 40ft garden features a varied range of plants. Visited by people from all over the world and featured on Alan Titchmarsh's *Love Your Garden*, the space uses paths, screens, evergreen trees and shrubs to create structure and intrigue. Parts of the garden are in deep shade and parts in hot sunny spaces, meaning good plant diversity, including varieties of Abutilon, Prostanthera, Acacia (mimosas), australis and the rare white Bergenia emiensis. The planting is dense with a variety of leaf shape and texture, movable containers and selective self-sown wild flowers.

Rosemary, an award-winning botanical artist, once said while in conversation with Elspeth Thompson for the *Sunday Telegraph*: 'We've had to get up to a lot of tricks to make this long town garden more interesting... a steady progression into the series of different 'rooms' you now see.'

Above: Sydenham Garden. Left: Broad beans and Forget-Me-Nots at Iliffe Yard Garden

ILIFFE YARD GARDEN, WALWOTH SE17 3QA

✤ Open as part of Open Garden Squares Weekend on Saturday 8 and Sunday 9 June (11am-5pm). Tickets £10 (for the weekend)

Iliffe Yard Garden is taking part in Open Garden Squares Weekend for the first time this year. Iliffe Yard – part of a trio of Victorian courtyards in Elephant and Castle – is fast becoming a green corridor, transforming the Victorian architecture into a wildlife haven.

Much of the planting is from divided plants, cuttings and seedlings; flowers, fruits and vegetables are harmoniously integrated, and further substantial container plants have been donated after film shoots (the yards are a popular venue for film makers – parts of *The King's Speech* were filmed there).

The event coincides with the Pullens Yards Summer Open Studios – where some 50 studios hosting painters, jewellers, furniture designers and photographers display and sell their wares with refreshments by Electric Elephant Cafe and live music.

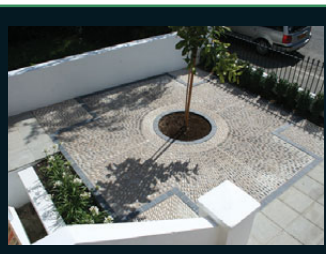
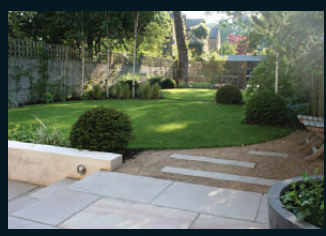
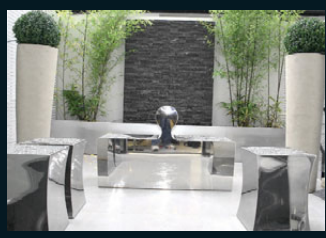
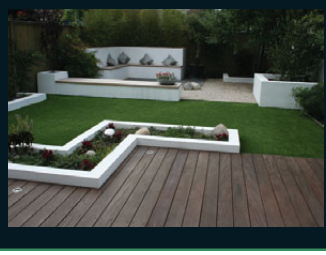
SYDENHAM GARDEN, 28A WYNELL ROAD SE23 2LW

✤ Open for Open Square Gardens Weekend on Saturday 8 June (10am-5pm) and Sunday 9 June (11am-4pm). Tickets £10 (for the weekend)

Sydenham Garden provides gardening and nature conservation opportunities for the wellbeing of local residents, particularly those coping with ill health. Referred clients work alongside regular volunteers and trained staff to help maintain the community garden and nature reserve, which includes a pond, raised-bed vegetable patch, Victorian-style greenhouse and planted beds.

The garden has won a number of awards, including a 2012 Green Flag Award, Best Practice in Volunteer Management: Cleaning and Greening London at the 2012 Mayor of London Awards and first place for Community Garden and overall winner at the 2011 Lewisham in Bloom Awards.

✤ See ngs.org.uk and opensquares.org

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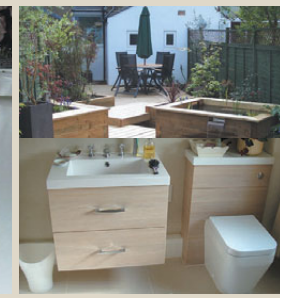

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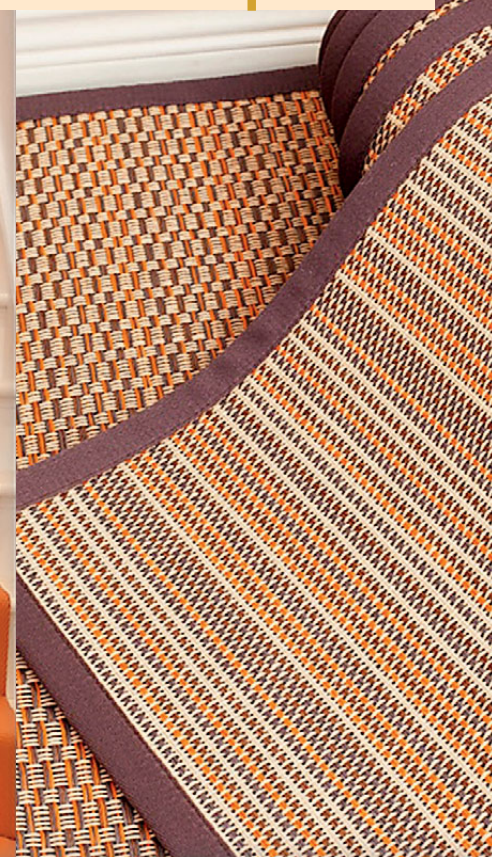

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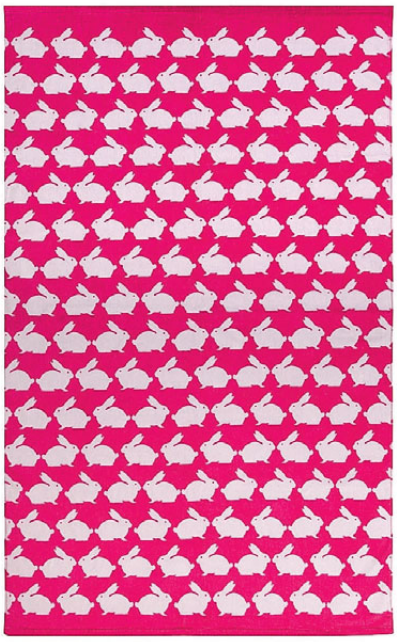

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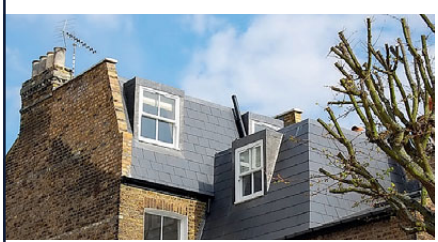
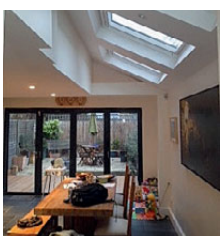

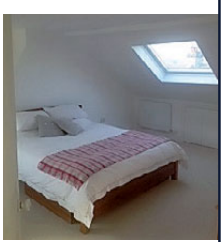

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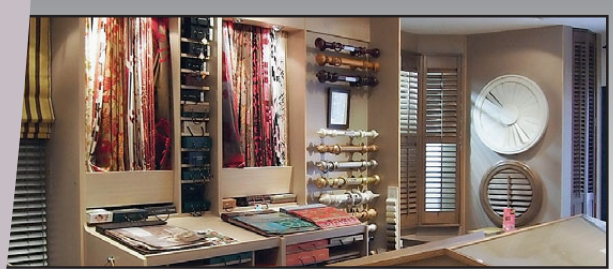

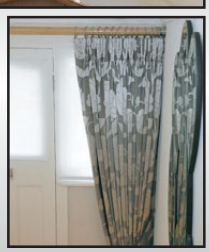

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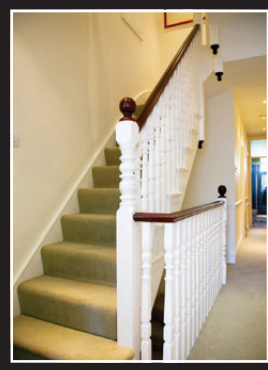

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Tom Parker Bowles

Trawling London for the finest food is thirsty work, so where to go for the perfect tipple? Our columnist goes window shopping

If ever there were a shop built for window quaffing, it's Gerry's Wine and Spirits (gerrys.uk.com) in Soho. I've lost count of how many hours I've wasted there over the years, gazing through the window at bottles of booze in their every form. It's a glittering monument to the distiller's art, a place where rare and potent absinthes sit shoulder to shoulder with obscure Polish fire waters, seductive aperitifs, soothing digestifs and vodka kept in everything from crystal skulls to Swarovski crystal decanters. They even have porn star rum. Seriously, Ron de Jeremy is Ron Jeremy's very own 'adult' dram.

A swift stumble down Old Compton Street, where Gerry's has sat for nearly 30 years, finds you outside The Vintage House (freespace.virgin.net/vintagehouse.co), a whisky wonderland with 1,350 varieties of malts, some rarer than a dry British summer. Again, staff are true specialists, with deep knowledge not just of smoky Islays and spicy North Highlands, but of bourbons, Irish Whiskys and Japanese blends. As well as some pretty stunning Calvados, Armanacs and Cognacs too. Their wine selection is equally impressive. Two of the capital's greatest drink shops, perched on one small road.

Just around the corner is another Soho classic, Milroys (milroys.co.uk), small but perfectly formed. You'll find some truly scarce whisky bottlings here, and the staff are top notch. A few streets across, sitting in the old Hammer building, is newcomer Amathus (amathusdrinks.com), which has a stunning tequila and mescal collection.

Then there's wine. London has long glugged back the port, claret and Madeira, and our thirst for the grape is still raging. Ok, so you'd need more than a few shillings to get your hands on the great First Growths. Berry Brothers and Rudd (bbr.com) opened their St James' Street doors in 1698. The selection is huge, their premises as handsome as it's old. Although you can frolic in all the Petrus and Lafite a man could desire, there's also some great value in their list.

Hedonism by name, hedonism by nature... The Mayfair shop is full of treasures

If price is no object, and you're after that six litre bottle of La Tache 96 (yours for £30,000), then Hedonism is for you

My other high-end favourite is Corney and Barrow (corneyandbarrow.com). They might be relative newcomers when compared to Berry's (Edward Bland Corney opened his first shop in 1780), but their list makes for wonderful reading, and takes in both old and new worlds too. Justerini and Brooks (justerinis.com) is another St James' stalwart, and the people behind the world famous J&B whisky. Moving west, I find it rather difficult to wander past Lea and Sandeman (leaandsandeman.co.uk) without dropping in (you'll find stores in Chelsea, Barnes, Kensington and Chiswick). Their Burgundies are particularly strong. The Winery (thewineryuk.com) in W9 is another brilliant independent, especially strong on small growers as well as having one of the best Riesling selections in town.

If Italian wines make you swoon, then a great wine writing friend recommends Vini Italiani (vini-italiani.co.uk) on Old Brompton Road, SW7. 'Probably the best place to try and buy Italian wines in London,' he says between sips. High praise indeed.

And if price is really no object, and you're after that elusive six litre bottle of La Tache '96 (yours for around £30,000), then Hedonism, in Mayfair's Davies Street, is the place for you. The name might be a little naff, but there's no doubting the treasures within. Most of us couldn't afford to sniff the stuff, let alone glug it, but it's a lot of fun to walk around all the same.

Finally, a tour of boozers' London wouldn't be complete without gin. So get down to the wonderful Ginstitute just above Notting Hill's Portobello Star (portobellostarbar.co.uk), a tiny gin museum complete with all sorts of artefacts. Or book onto a Sipsmith distillery tour (sipsmith.com). Both combine elegant drinking with some serious learning. London history has never tasted so sweet.

NEXT MONTH To really enjoy Italian food, surely you need to head to Rome et al, right? Tom Parker Bowles puts London's pasta to the test and finds a surprising answer to the question

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Food NEWS

SIX DINNERS LATER

Love food? Looking to expand your social circle? Then look up Six Dinners Later, the dinner party with a difference. Think *Come Dine with Me*, but sans the pressure and prize money – this is about the people. The idea is to meet new people in an informal setting. Cooking not your thing? Order in a curry, or take your guests out. Launched last year by Janey de Nordwall and Remi Olajoyegbe, it works like this: sign up, create a profile and await your first dinner invite. Then it's your turn – invite your previous host plus four new guests. After six dinners, you'll have met 25 people. Simple.

✤ Subscriptions £75. See sixdinnerslater.com

LITTLE ITALY

On the lookout for a terrace on which to bask? Head for Aneto, an independently owned vegetarian and vegan-friendly cafe offering a healthy menu for breakfast, lunch and tea in bright – or indeed alfresco – surrounds. Grab an organic Fairtrade coffee en route to the office (open from 7.30am), or call in for gluten-free cakes and freshly squeezed juice after the school run. There's free Wifi too.

✤ 60 East Dulwich Road, East Dulwich SE22 9AX. Find Aneto Cafe on Facebook

LEFTOVER LOVE

It's estimated that half the national food waste comes from our homes, so Slow Food UK, which is committed to good, clean and fair food, is encouraging us to host a 'leftovers' dinner party during the week of 1-9 June. Simply supplement your leftovers with fresh, seasonal ingredients and invite your family and friends for a suggested charge of £5 for the Slow Food UK charity.

✤ slowfood.org.uk

3 of the best for Father's Day

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✤ prestat.co.uk

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✤ whiskyshop.com

So Green and Blue Wines on Lordship Lane has closed, and rumour has it a new, 'modern English restaurant' is soon to replace it. But fret not, vinophiles, you can still get fantastic wines and friendly advice from Spirited Wines and Boss Man Wines, both on Lordship Lane.

Sushi made simple

Crystal Palace's Yuki Gomi loves sushi, and wants to teach us just how simple it can be to make at home

Making sushi sounds awfully fun, but rather daunting, no? Even M&S struggle to get it right. But as Crystal Palace resident Yuki Gomi explains, we've got our sushi in a bit of a muddle.

In Japan, the dish fits into two distinct categories – home style and restaurant style. The former shares the status of our Sunday roast – served up at weekends and family gatherings. A trip to a sushi restaurant is generally reserved for special occasions, when intricately prepared delicacies like sea urchin and Bluefin tuna are served up (and you are left rather light of wallet). Here, a master sushi chef will train for three of four years just to get the rice spot on.

Japanese native Yuki has worked as a private chef and taught home-style sushi making for years. Growing up with a mother who loved to cook and a father who loved to eat out, Yuki developed a sophisticated palate at a young age. She decided to turn her passion for food into to a career, embarking on a Le Cordon Bleu programme in French and international cuisine before training in an American fusion restaurant. Back in Japan she trained in various types of Japanese cuisine, moving to England to work in a traditional Japanese restaurant where she met her mentor, sushi chef Mr Tokunaga.

But it was when training sushi makers for a Japanese food specialist in central London that she hit upon the idea of teaching people how to make sushi for themselves at home.

'People were always asking me how to make sushi,' says Yuki, 'so I decided I wanted to teach. I became a private chef, I had a client in the south of England and I would fly to France… One of my clients was Miriam Stoppard, the doctor, she loved healthy Japanese food, so I stayed with her, sometimes for the whole summer. But now I tend to teach.'

Yuki has just released her first book, *Sushi at Home: The Beginner's Guide to Perfect, Simple Sushi*, which guides Japanophiles and the plain epicurious through Japanese food culture and how to prepare simple sushi at home. Packed with more than 65 recipes, you'll discover how to make perfect sushi rice, clever alternatives to classic sushi styles – temari sushi, vegetarian sushi and soba sushi – and twists on favourite recipes like miso soup with clams and prawn salad with tahini mustard dressing. It's a beautiful book, photographed by Keiko Okawa, who has worked on cookbooks for Mary Berry and Yotam Ottolenghi. And no, you won't need to start sourcing rare types of fish – Yuki buys her ingredients from local farmers markets in Brockley, Herne Hill and West Norwood, as well as SMBS greengrocers and fishmongers Moxons, both on Lordship Lane.

So what are the main differences between home and restaurant sushi?

'Do you know nigiri? The one with a thin slice of fish on a rectangle of rice?' She says. 'It looks simple, but that's the

Photos: Keiko Okawa

SUMMER RECIPE

Cucumber, wakame and prawn salad with Japanese mustard and sesame sauce

Serves: 4
1 cucumber
pinch sea salt
small handful dried sea vegetable mix, or dried wakame
2 shiso leaves
8-12 cooked prawns, peeled, tails on
handful of cress to garnish

For the Japanese mustard and sesame sauce:
1½ tablespoons sesame paste (tahini)
1 teaspoon caster sugar
1 tablespoon soy sauce
2 tablespoons rice vinegar or brown rice vinegar
¼ teaspoon Japanese or English mustard
1 tablespoon water

1 Slice the ends off a cucumber and cut lengthways into quarters. Remove the seeds carefully with a spoon or knife. Cut the cucumber quarters very thinly into 2mm diagonal slices and leave in a bowl with a pinch of salt for 10 minutes.

2 Soak the sea vegetable mix or dried wakame in another bowl of water for 15 minutes or until it opens out and becomes soft.

3 Put the cucumber and sea vegetable mix or wakame in a colander, drain and squeeze out the excess water. Slice the shiso leaves very finely. Put the cucumber, sea vegetable and shiso into a bowl and mix together.

4 Put the ingredients for the sauce into a bowl and mix well until creamy.

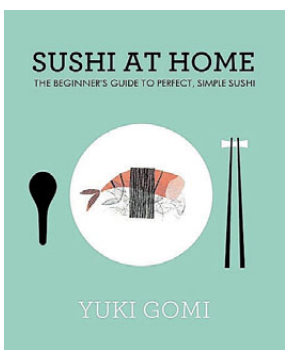
5 To serve, put the cucumber salad on a plate or dish, place the cooked prawns on top and then drizzle over the sauce. Garnish with cress if you like.

Yuki Gomi, pictured left, prepares delicious home-style, simple-to-make sushi in a vairety of guises

one that's the most difficult to make and is normally done by a master sushi chef. So when we got to a restaurant in Japan, we normally expect to eat nigiri. We don't make it at home.

'We normally make only rolls and handballs – inside-out California rolls or futomaki, the giant roll. We use Japanese omelette, cucumber and cooked fish too, like prawn or crab, or lots of different vegetables. When I was little I used to use tinned tuna, that sort of thing. That's the difference. It's very easy, and that's the whole point of the book.'

✣ Sushi at Home: The Beginner's Guide to Perfect, Simple Sushi (Penguin) is out on 27 June, priced £18.99



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BAR of the month

Little Nan's Bar

With cocktails named after members of the Royal Family served in teapots, and giant teddy bears in sombreros lounging in high-backed old armchairs, this tiny new Deptford bar is frankly a bit bonkers – but in a lovely way.

Owner Tristan Scutt, who lives locally and made his name running events at Stockwell's The Cavendish Arms, has opened this popular 'secret living room' tucked away down an alley in homage to his Nan, who lived to age 103 and 'liked people to have fun'.

Menus, offering 'drinks with a vintage price tag' (£4 a mug; £12 a teapot) are stuck into 1970s cookery books and provide entertainment in themselves. Will it be a Lady Diana (Campari, lime, tonic and Babycham) or a Paddy Ashdown (whiskey, melon liqueur, lime and ginger beer)? There are also beers, wines and spirits, as well as homemade cheese straws and cake.

Settling on a Little Nan Loves You, Tristan's nan's wickedly good recipe for spiced mulled apple juice with rum, and a spicy Bloody Queen Mary Tudor, we chink cups to 'nans everywhere'.

✤ 46 Deptford Broadway, Deptford SE8 4PH; littlenans.co.uk

The 'secret living room' is in homage to the owner's Nan, who 'liked people to have fun'

DINNER FOR TWO:
Around £115 for three courses (excluding drinks).
GOOD FOR:
Special occasions. The food is not as pricey as you might think, and that view is really something.
WHAT TO EAT:
The Borough Market Bowl and the rib-eye steak were fabulous.
WHAT TO KNOW:
A table by the window is a must, and you can enjoy a cocktail and live jazz in the bar after dinner.
RATING ★★★★★

RESTAURANT REVIEW

Oblix at The Shard

Thirty-two floors above the streets of Borough, Oblix at The Shard whisks you away from the hubbub of the capital and lays it all out in front of you in its most splendid form. Seated at a table by the window, facing north (alas – we did want to try and pick out our homes in the south, but I guess a view of St Paul's Cathedral and the Thames is nothing to be sniffed at), we promptly took care of ordering ourselves a glass of the house champagne – Bollinger – each before marvelling at how tiny everything looks at street level.

You could be forgiven, with those killer views, for thinking the food would be distinctly average. But then you'd be a cynic, like moi. The food, conceived by Rainer Becker, who with Arjun Waney launched Zuma and Roka, is exceptional. Based on the premise of a New York grill bar, the menu is succinct and well considered (though veggies could be better catered for). Designed for sharing, we opted for three starters to sample, starting with the Borough Market bowl (full of fresh, seasonal salad and veg), a delicate seared beef with lime, chilli and ginger dressing, along with a wonderful lobster and scallop ceviche with a lingering jalapeno heat.

A few sips of a crisp, grassy New Zealand sauvignon blanc – recommended to us by the sommelier – and we were happy, but the main event was yet to arrive. A rosemary chicken with skodalia and rib-eye steak (cooked perfectly 'medium-rare, but more rare, not too medium, please', as requested!), served with a rather heavy, one assumes cheese-infused mash, and tenderstem broccoli with a hint of chilli. The chicken was juicy with crispy skin and the steak meltingly divine (and at £16 and £29, reasonably priced too, I thought.)

And for dessert – the cookie jar for my friend and a pecan nut and chocolate bar with bourbon ice cream for me. Superb.

✤ **31 St Thomas Street, London Bridge SE1 9SY; 020 7268 6700; oblixrestaurant.com**

It's not just the views you visit for – Oblix cooks up a mighty fine steak, too

Reviews by Nikki Spencer and Victoria Purcell

A SUNNY DISPOSITION

Step out in style this summer in statement brights, prints and florals

Mee Mee block-colour shirt, £25 and pleated skirt, £20 (both meemee.com)
Belt, £39 (day.dk)
Floral shopper, £65 (kipling.com)
Bracelets, £125 each (follifollie.co.uk)
Shoes, £112 (swedishhasbeens.com)

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Vest, £195 (charlottesimpson.co.uk)
Silk-painted skirt, £170 (stills.eu)
Denim jacket, £85 (wrangler-europe.com)
Shoes, £112 (swedishhasbeens.com)
Givenchy sunglasses, £179 (harveynichols.com)
Heart4Heart bag, £175 (follifollie.co.uk)
Parasol, £15 (roullierwhite.com)

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Model: Anneka Thom of Close Models
Stylist: Lauren Miller
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The Hangover (1hr 25mins) £80	Indian Head Massage, Cold Stone Facial followed by Luxury Pedicure
Fathers Day Retreat (1hr 30min) £65	Wash, cut, style, hot towel shave followed by a personalised massage
The Groom Room Special (45min) £36	Wash, cut, style, completed by a hot towel shave
The Groom Room Special Deluxe (1hr 15mins) £62	Wash, Cut, Style, Hot towel shave and Express Facial of Choice
The Dulwich Gentleman (1hr 50mins) £70	Wash, Cut, Style, Hot towel shave, Full Manicure and Pedicure
The Groom Room Pampers the Groom (3hrs 45mins) £160	Wash, Cut, Style, Hot towel shave, Luxury Manicure and Pedicure combo, massage of choice, full facial and Champagne on ice
The Groomsmen Package (Min 4 people) (1hr 10min) £45	Wash, Cut, Hot towel shave and Express Manicure. A bottle of Champagne

SWEDISH MASSAGE *(1 hour)*
INDIAN HEAD MASSAGE *(20mins)*
AROMATHERAPY BLEND MASSAGE *(1 hr)*
EXPRESS MASSAGE *(30mins)*
PERSONALISED MASSAGE *(30mins)*
BACK FACIAL *(30mins)*
REVITALISING MASSAGE *(1 hour)*
DEEP TISSUE MASSAGE *(1 hour)*
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The Groom Room

LUXE looks

How to get THE NATURAL LOOK

1 THE BASE: Cleanse, tone, moisturise and apply a primer like MAC's Prep + Prime to blot away excess oil and soothe the skin. If you've got great skin, just apply a tinted moisturiser. For more coverage apply a light layer of foundation all over using either a Beautyblender sponge or your little finger.

2 THE EYES: Step away from the eyeliner and shadow! Simply curl the eyelashes to open up the eyes and apply just one coat of mascara. For extra effortlessness, try Diego Dalla Palma's Semi Permanent Mascara – the only mascara that resists water, tears and time.

3 THE GLOW: To up the natural beauty stakes, shimmer and highlight. Stila's All Over Shimmer liquid luminizer lights up your face – apply to the brow bone, corners of the eyes and cheekbones. Set with a light dusting of sheer powder.

IT'S GUY THING

Inspired by the god of love, Versace's Eros has a vibrant, glowing freshness courtesy of mint leaves and lemon zest, with oriental notes of amber and geranium, rounded off with cedarwood and vetyver. £42 for 50ml, £62 for 100ml.

✤ Available from Morley's, 488 Brixton Road SW9 8EH; 020 7274 6246

THE EYES HAVE IT

Nothing frames you face like the eyes and brows, so get them ship shape for summer and you're halfway there to a lighter, carefree look. A trip to Kiki's Hair and Beauty will soon have you looking sharp. I opted for the triple whammy of eyebrow shape and tint with lash tint. I'm lucky to have naturally long eyelashes, but without lashings of mascara my fair lashes pale into nothing. A tint means I can just curl and run. I also have rather pathetic eyebrows, so I was terrified of having then waxed, fearing I'd have nothing left. But it's amazing what a skilled therapist can do – creating an arch and tinting makes them appear tidier and fuller. All is quick and painless, and in around 20 minutes you're done (though a little red of brow), wondering why you've never tried this before. Lash and brow tint £22; brow shape £11. *Victoria Purcell*

✤ 274 Rosendale Road, Herne Hill SE24 9DL; 020 8674 9477; kikihairandbeauty.co.uk

3 OF THE BEST... SUN ESSENTIALS

Summer's beauty essentials for looking good and staying safe

Natural glow

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✤ feelunique.com; mypure.co.uk

Quick fix

Susan Posnick's Brush on Block is a patent-pending, non-greasy sun block with instant SPF 30 protection. The natural active minerals are less likely to irritate the skin or clog pores. It can even be applied over makeup. £23

✤ johnbellcroyden.co.uk

Lush locks

L'Oreal Professionnel's Solar Sublime Protection Spray is a light, leave-in mist providing instant conditioning sun protection for your hair. Apply a quick spritz after styling. £11.25

✤ Lawler Steel, 90 Park Hall Road SE21 8BW; 020 8670 9969

A new LOOK

Dulwich Village's Roger Pope and Partners undergoes a major refurbishment adding more space, frames and sunglasses

Roger Pope and Partners have been offering individual service and distinctive eyewear in Dulwich Village since 1996. The practice has recently undergone a major refurbishment and whilst keeping with their traditional theme, have added more space, more frames, more sunglasses and a contemporary area to showcase the latest in fashion and technology. Roger Pope is proud that in Dulwich, the team upholds the same standards and choice offered by his Royal Warrant holding West End Practice.

'Fashion is really about enhancing and flattering your natural features and nothing makes more of a statement than eyewear. It is a real opportunity to say something about your personality and we positively encourage our clients to try a different look,' says Robin Newbold, Practice Manager.

Celebrating their major new look, the optical practice embodies cutting edge style with traditional service and expertise in eye care. Quirky style sits alongside traditional looks and the experienced team know exactly which frame suits which type of face.

'Good fashion is not just about having the latest label – it must be right for you, and for this reason we stock hundreds of frames from around the world to suit every taste. Just as importantly, we ensure that they will fit you perfectly' added Robin. Alongside well known brands such as Paul Smith, Tom Ford and Philip Starck, you can find individual pieces from lesser known but high quality makers such as Alain Mikli, Orgreen and Lindberg.

It is a formula that works well, for since opening seventeen years ago the practice now boasts more than 50% of its business from the personal referrals of satisfied customers, many who started by bringing their children for their first spectacles–

'With a number of schools in the village and surrounding area, we look after plenty of children and keep a huge range of frames in stock for them. Some require simple, robust frames and for the more fashion conscious, Ray Ban is a popular choice alongside more individual designs from the likes of Zoobug and Etnia. A range of specialist frames are always available for babies too!'

Almost a quarter of Roger Pope's customers – children included – come to the practice for contact lenses, sometimes worn exclusively but for others just for sport and leisure.

'Here at Roger Pope, we are not limited to any specific products, so we will always offer the best contact lens to suit your requirements as opposed to own-brand lenses..'

Sunglasses are a hot theme and prescription lenses in sunglasses are a great way to enjoy the best of vision throughout the summer – take your pick from the ever popular Ray Ban to Tom Ford, Oakley, Adidas and many others. The latest styles from Paul & Joe are currently proving to be the 'must have' range.

The comprehensive eye examination at Roger Pope's is the starting point for defining which lenses or contact lenses are needed, and being independent, the Opticians are free to advise on the very best lens options– it might be Zeiss or perhaps Nikon , any of which are glazed to the highest standard in the company's own optical laboratory.

'We also have a longstanding relationship with Norville, one of the last remaining truly independent lens manufacturers. They are able to supply specialist lenses that others can't and thereby allow us to offer solutions to any problem'.

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Put your feet up

Reflexology has many benefits for our health and wellbeing – from simple relaxation to a body MOT. Victoria Purcell discovers what her feet reveal

I've long been fascinated by reflexology. Our feet put up with so much, rushing us about from A to B with never so much as a thanks. It's a wonder they don't go on strike. Yet they provide a window into the inner workings of our bodies – a crazy, complex microcosm of our body's intricate map of organs, nerve endings, systems and energy flows. So I was surprised at myself for never having tried it before. Fortunately, MindBody Therapy in Forest Hill soon puts paid to this.

Therapist Katherine Knight helps relieve my feet of their burden, having me kick off those pretty but ineffective shoes and hop up on the treatment bed. A holistic therapy, reflexology works on the principle that the whole body is reflected in the hands and feet. By working various pressure points it is believed to stimulate the elimination of toxins, improve circulation, support the immune system and stimulate energy flows. Used regularly it can support our health and wellbeing, and help us to relax during stressful periods. Many people use it to give themselves a 'pep-up' when life feels a little flat, or to 'spring clean' their system.

After a thorough working over of my toes, Katherine starts to work over my feet, asking questions along the way, such as whether I have any back problems (I have pretty flat feet, but no back problems – just very clickety, creaky knees), and soon discovers a 'crunchy' bit on the outside of my foot, just below my big toe, which relates to tension in my shoulders. She also picks up on some issues with my digestive system, wondering if I have any problems with food. I don't, other than I can't get enough of it, but stress always manifests itself in my stomach in various guises of gastro-hiccups, and just the previous week I'd had a pretty upset stomach, so she was spot on.

Other than that, no major issues. Katherine asked if I lived my life on the hoof – why yes, of course, there's just so much to do! – but my body doesn't love me for it, and it manifests itself in tension in particular zones of my feet.

Reflexology can support our health and wellbeing, and help us to relax during stressful periods

I found the process very relaxing and was feeling quite sleepy by the end of the session, but this may not be the case for everyone – should Katherine come across an area of particular tension, working the foot can be quite sore. Fortunately for me I seem to be in good health – it's just those ever-present stress levels one needs to work on. An ideal solution for this – and the team at MindBody Therapy are excellent at referring patients to their colleagues for treatment in other fields – is the Caribbean Heat Massage.

The treatment, developed by Devon Burke, founder of the MindBody Group, is a must for those with aches and pains, or those just looking to relax. The heated treatment bed instantly relaxes you, and Devon uses heat with massage to really work the tension out of my back and shoulders, moving to work on my calf muscles (which have been perma-tense since embarking on a long-distance running programme), and then the long-suffering feet. After a good working, Devon applies heat pads to the soul of each foot, covers you with a warm towel and slips from the room while you drift off for 10 minutes. It's utterly blissful. So why the heat?

'I specialize in deep-tissue massage,' says Devon. 'When I'm really getting into the muscles, it's important that they are really warmed up and relaxed so they are more pliable. And it works in combination with allowing you to feel more relaxed. I use heat pads mixed with oils for the massage – there are specific parts of the body to place them so it feels like it radiates around the body.'

This really is a good massage, and Devon will tailor it to your needs – deep-tissue is not compulsory! So just how important is massage for our general health and wellbeing?

'With massage comes touch,' says Devon, 'which is vitally important to any being. With massage you're not just eliminating stress and strain, you're getting that exchange of energy, it encourages the circulation, bringing oxygen and nutrients to the cells and eliminating waste through the lymphatic system. It helps with the immune system, the digestive system; it even helps us breath properly.'

✤ The MindBody Therapy Centre, 26-28 London Road, Forest Hill SE23 3HF; 020 3417 6108; therapy4life.net

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Story by ***Stacey Jackson***

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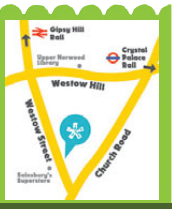

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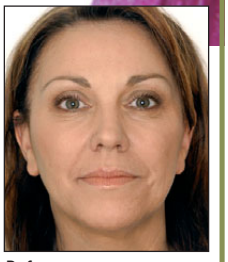
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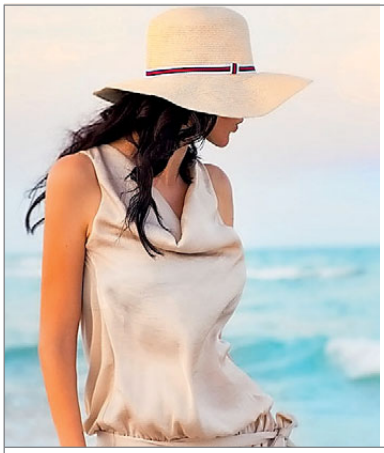

Get set for SUMMER

Get ship-shape and feel great for the summer months

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Based at Jags Sports Club, fitness professional Annamaria specialises in boxing, Thai kickboxing, body conditioning, weight loss, posture and balance, post rehabilitation, core stability and back pain. Annamaria also teaches the popular Boxing Fit and Kickfit classes at Jags and Brockwell Lido, and leads an annual summer bootcamp in Thailand.

✤ vitruvianpt.com; 07789 223 117

ROULLIER WHITE

Now that sumer has finally arrived, what better time to select a new fragrance? Look no further than Roullier White, which stocks over 50 niche brands. This season is all about the 'modern florals'; clean, uncluttered and uncomplicated notes. No one does florals better than San Francisco-based botanical perfumer, Ineke. Sweet William eau de parfum, £37, is brand new and comes in a handy travel atomiser.

✤ 125 Lordship Lane, East Dulwich SE22 8HU; 020 8693 5150; roullierwhite.com

LOUISE MEAGER YOGA

Louise Meager Yoga hatha flow classes incorporate a balance of calm, revitalising, nourishing stretches with rhythmic, invigorating sequences. Louise takes drop-in classes in SE21, SE22, SE24 and SW2, or you can practice in the privacy of your home with classes sculptured to suit your individual level and preference.

✤ louisemeageryoga.co.uk; 07957 455 391

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Learn efficient and effective modern self-defence techniques from the largest Krav Maga organisation in Europe. Beginners' classes take place on a Monday at the Park Campus Sports Hall in Gipsy Hill (SE27 9NP) from 7.30pm-9pm. Each session is friendly and informative, developing your fitness, flexibility and confidence in relation to self defence scenarios.

✤ Call 07714 328 418 or see southlondonkravmaga.com

JO PARTRIDGE

Jo Partridge Hairdressing and Beauty is offering two great deals this month: get 25% off a Kerastraight blow dry treatments (regular price £150, offer price £112.50 – available at all branches), and £10 off all Dermalogica and Thalgo Facials (available at the Wandsworth and West Dulwich branches).

✤ Call 020 8761 6265 (West Dulwich), 020 8682 1066 (Wandsworth) or 020 8693 7711 (East Dulwich); jopartridge.com

Colonial class

Vicky Smith lives the Caribbean dream in enticing Antigua

Everyone wants a piece of Antigua. From pretty much day one, it's had people fighting over it – be it the Arawak Indians and Caribs (some of the first people to inhabit the country), to beady-eyed Christopher Columbus, who spotted this picture-perfect paradise in 1493 and promptly claimed it as his (well, Great Britain's) own.

Nowadays, the island is home to just over 80,000 people, and welcomes around 100,000 visitors every year from the UK alone. It's not hard to see what all the fuss is about – it's one of the most stunning Caribbean destinations, with a mixture of rugged vistas inland, and powder-soft sandy beaches along the coast. But apart from being very pretty to look at, there's a huge amount to keep you entertained should you venture beyond the sun lounger.

The island's history is rich and well documented, and a visit to Nelson's Dockyard will offer an authentic insight into what life was like 200 years ago, when Horatio himself arrived on Antigua to ensure its important trade links with Great Britain were maintained and protected.

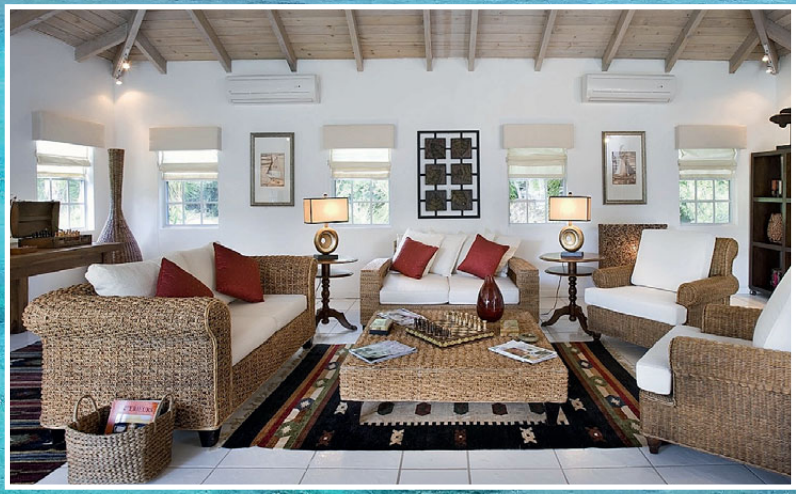
Nowadays, the trade ships have been replaced with super yachts belonging to the incredibly wealthy, but a wander around the dockyard gazing at these 'gin palaces' (as they're affectionately known) is just as interesting – one that we spied cost a mind-boggling £1,000,000 a week to charter.

> Daytimes pass by in a glorious sunny haze of sightseeing, sunbathing and swimming, and there's lots to do at night as well

Should your budget be a little more modest, a trip on a slightly less flashy vessel is an incredible way to explore Antigua and the waters that surround it. A day spent aboard sailing boat Xenia and Faye was perfect, stopping to investigate impossibly dreamy desert islands, and snorkel in the coral reefs looking for turtles. Just standing in the shallows marvelling at how clear the water really is seemed an effective use of time too...

Daytimes pass by in a glorious sunny haze of sightseeing, sunbathing and swimming, but what about the night? Happily, because it's so popular with holidaymakers, there's a really good selection of things to do after the sun sets in Antigua. In fact, if you head out a little earlier, you'll be able to watch it slipping into the ocean from Shirley Heights, a 'must visit' location that, whilst put on purely for tourists, is a fantastic way to embrace some Caribbean spirit. Grab a rum punch from the bar and dance the night away to the sound of steel pans before helping yourself to a plate of jerk chicken from the bbq.

It's also a great opportunity to meet other holidaymakers, who range from young families and older couples to boating enthusiasts from all over the world. The one thing that everyone has is common is that they're smiling...



Above: The Inn at English Harbour combines cool colonial style with luxury accommodation
Right: The hotel's beach offers crystal waters and powder-soft sand

TAKE ME THERE

ANTIGUA TRIP NOTES

✤ Antigua offers a wide array of accommodation that spans both ends of the spectrum, from budget to luxury. The key is to find somewhere authentic, without compromising on quality. The Inn at English Harbour perfectly encompasses the spirit of the island, whilst providing its guests with a shiny dose of 5-star luxury.

The style is colonial, and the 28 rooms are housed in cool, classic white wooden buildings that sit in 19 acres of gardens. Bedrooms are wonderfully spacious, with stylish decor, shutters, four poster beds and a terrace or balcony from which you can observe all the goings on.

There's a pool, but it's on the hotel's beach where you'll want to be. It's a strip of palm-fringed perfection, where you can soak up the Caribbean sunshine feeling pretty secluded and very, very relaxed. Look out for turtles in the shallow waters, and hermit crabs popping out of the sand – a blissful scene.

As well as a beach bar that serves a very respectable cocktail list and lunches during the day, there is a fine dining restaurant offering a rather spectacular view of the bay. At night, the trees twinkle with fairy lights and you can dine like a queen (or king). The menu makes the most of the fresh local fish and seafood, so if you want lobster every night, you can! The atmosphere is chic, relaxed and fun, and the staff are unbelievably charming.
theinn.ag

✤ The Caribbean Hotel Company offers seven nights half board at The Inn at English Harbour from £1,049 per person, including accommodation and a one-way transfer from Antigua Airport. Book online at: thecaribbeanhotelcompany.com

✤ British Airways and Virgin Atlantic fly direct to Antigua from £550 return. Rental of Xenia and Faye for the day is USD $2,000, based on 10 sharing. Shirley Heights is USD $8 per person. Activities can be arranged through the hotel.

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The Strokes team with Olympic rower Mark Hunter at a training session

Charity challenge

A group of 20 mums who met at the gates of Rosemead Prep School in Dulwich have undertaken the challenge of rowing across the English Channel. The daring mums, rowing in crews named Totally Oarsome, She Pirates and The Strokes, will undertake the task on 8 June to raise money for Deptford-based charity, The Ahoy Centre. The group is being mentored by Olympic rower Mark Hunter who took Gold in Beijing 2008 and Silver in the London 2012 Games. Mark has quite the task on his hands, since none of the mums had ever rowed before, though the team is 100% committed to 'the challenge of their lives'.

'I can't wait,' said The Strokes' team captain Katie Witherell. 'I'm really excited, but hugely apprehensive. We started talking about it around the time of the Olympics. My husband, Lee, rowed the channel in 2010 and is closely involved with the Ahoy Centre. We want to show that women can do it too.'

The crews first took to the river in January, when it was 'absolutely freezing', and have come a long way over their few short months of training – though the fear of 'catching a crab' remains. Intersport in Herne Hill is printing and supplying the t-shirts for the team and High Vibe in East Dulwich has donated some workout sessions as raffle prizes to help with fundraising. The team hopes to raise £36,000 in total.

✤ To donate see justgiving.com/Katie-Witherell1

MINI resident

Let's grow!

Hundreds of youngsters are getting a taste for business and gardening thanks to a pioneering project in schools across south London. Eight schools, including Rosendale in West Dulwich and Elmgreen in West Norwood, are taking part in School Salad, growing organic salad for Local Greens, a not-for-profit veg bag scheme. Rosie Hollands, gardening co-ordinator at Horniman School in Forest Hill, which took part in last year's pilot, said: 'The children were excited about being growing something to sell. The seeds cost 60p and they have sold the salad for £11 – a great lesson in enterprise. Children can learn about science and maths when they are gardening, but they also learn teamwork skills.'

✤ Find out more at localgreens.org.uk

Top shop

SE4's Gently Elephant, which sells shoes, clothes, books, gifts and toys, has just won Best New Business in the Lewisham Business Awards. The boutique, with shoe-fitting service, also made it into *Time Out*'s Best London Shops 2013 and was voted Best New Business by Brockley Central blog readers.

✤ 169 Brockley Road, Brockley SE4 2RS; 020 8692 2881; gentlyelephant.co.uk

Short stuff

Emma Levine Kids & Baby offers wearable designer pieces, without the heavy price tag. Original prints, intricate detailing and luxury fabrics come together in a collection of fun styles with a vintage twist for both boys and girls. These Dasma Check baby trousers are just gorgeous for your little man. £20.

✤ emmalevine.net

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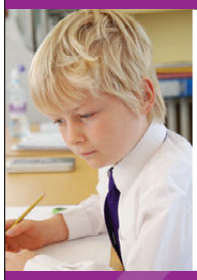

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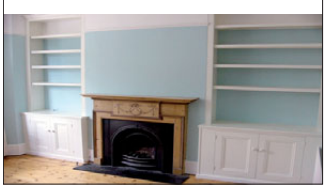

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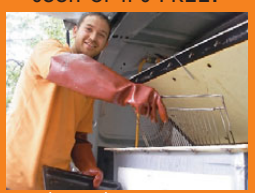

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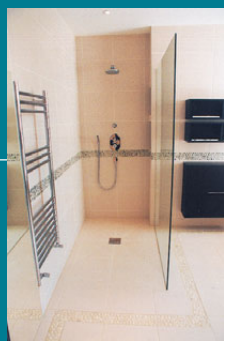

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Crescent Wood Road, Sydenham, SE26
£1,650,000
Freehold

Dulwich Village 020 8299 4499
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Unique Grade II listed detached house, originally designed by the Berthold Lubetkin practice. This property is situated on a secluded road opposite Dulwich Woods and a short walk to Dulwich College.

- Five/six bedrooms
- Large reception room
- Separate dining room
- Generous private garden
- Two terraces
- Two garages
- Carriage driveway
- No onward chain
- EPC rating F

Cranfield Road, Brockley, SE4 £929,999

An extended four double bedroom Victorian family home arranged over three floors and comprising two reception rooms, two bathrooms, extended fitted kitchen and 53ft rear garden. Situated within easy reach of Brockley mainline station, local cafés and delicatessens. Freehold. EPC rating D.

Brockley 020 8469 0202
Email sbk@kfh.co.uk

Benson Road, Forest Hill, SE23 £1,150,000

An impressive four bedroom detached house, located in this popular and quiet conservation area. The property boasts beautiful period features, two stunning bathrooms, an 81ft rear garden and a generous 2,129 sq ft of living space. Freehold. EPC rating E.

Forest Hill 020 8699 1596
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Elsie Road, East Dulwich, SE22 £475,000

A very attractive split level maisonette, offering three good sized bedrooms, reception room/diner, two bathrooms and own gated garden. This property is located on a sought after road close to East Dulwich train station. Shared freehold. EPC rating C.

East Dulwich 020 8299 8800
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Peckham Rye, East Dulwich, SE22 £1,750,000

A substantial detached period villa overlooking Peckham Rye Common. With over 3,000 sq ft of internal space, this impressive property benefits from six bedrooms, three reception rooms, three bathrooms and 125ft rear garden. Freehold. EPC rating F.

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Belmont Hill, Lewisham, SE13 OIRO £315,000

50% already sold. A select gated development of four highly specified and individual apartments in a convenient yet quiet residential location, close to Blackheath. The Caymans has great eco credentials with Blackheath's unique range of shops, cafés and wide open spaces. Leasehold.

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Beadnell Road, Forest Hill, SE23 Prices from OIRO £535,000

A selected development of two, four bedroom family houses close to the town centre, station and local schools. Built to a high specification they offer good sized flexible family accommodation, two bathrooms, two receptions, superb kitchen and 62ft gardens. Freehold.

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Lordship Lane, Dulwich, SE22 Prices from £689,950

A unique collection of four bedroom semi detached homes set in a private gated enclave off Lordship Lane. These beautiful contemporary homes have been designed to suit modern families with a strong emphasis on light and superior materials and finishes. Released this summer, call now for brochure. Freehold.

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Rusholme Grove, Crystal Palace, SE19 £1,100 pcm

A spacious two bedroom ground floor flat located in a peaceful development off Dulwich Wood Avenue. The property benefits from wooden flooring in the lounge, double glazing, off street parking and is within close proximity to Gipsy Hill station. Available 1 June. Unfurnished. EPC rating F.

Crystal Palace 020 8766 5930
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Kitto Road, New Cross, SE14 £1,100 pcm

Two double bedroom purpose built flat in a gated development close to Nunhead station. This property offers communal entrance, reception room, kitchen, bathroom with shower over bath, communal gardens and on street parking. Available June. Part furnished. EPC rating D.

Peckham 020 7635 0034
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Chestnut Road, West Norwood, SE27 £2,200 pcm

Grand five bedroom house located on a superb road close to West Dulwich and West Norwood amenities. This property offers period features throughout, two bathrooms, three reception rooms and a fabulous garden. Available between May and October. Furnished. EPC rating F.

East Dulwich 020 8299 8980
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Danecroft Road, Herne Hill, SE24 £3,700 pcm

Beautifully presented four bedroom period house located close to Herne Hill and Dulwich Village amenities. This property comprises wonderful attic conversion with Juliet balcony overlooking London, two bathrooms and large garden. Part furnished. EPC rating D.

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CRYSTAL PALACE ROAD, SE22 £1,400,000 F/H

6 Bedroom semi-detached property is one of only two in East Dulwich. The house offers six double bedrooms, two bathrooms and a large beautifully landscaped garden. Downstairs the accommodation comprises a double reception with original fireplaces and oak wood flooring, large kitchen diner with doors onto the garden and off street parking for two cars.

ASHBOURNE GROVE, SE22 £1,000,000 F/H

4 Bedroom, two bathroom Victorian semi-detached house situated on probably the best road in East Dulwich just off Lordship Lane. The property offers a double reception with wood flooring, large kitchen diner, four double bedrooms, two bathrooms a very large South facing garden and off street parking.

UPLAND ROAD, SE22 £1,000,000 F/H

5 Double bedroom, two bathroom semi-detached house situated in this quiet central East Dulwich location. The property is beautifully presented throughout and has a large family kitchen side return with bi-fold doors out onto a lawned garden. Double reception, five good double bedrooms, one with luxury en-suite bathroom. There is also off street parking for two cars.

SILVESTER ROAD, SE22 £875,000 F/H

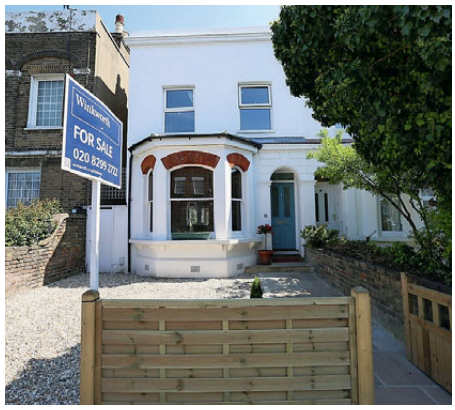
A stunning and very large end of terrace Victorian house with four double bedrooms, two bathrooms, large bright spacious double reception with oak wood flooring and modern kitchen diner leading out onto a sunny decked garden. The property offers four good double bedrooms and two family size bathrooms. Superb location in the centre of East Dulwich.

MALFORT ROAD, SE5 £825,000 F/H

This handsome double fronted Victorian semi-detached offers a wonderful amount of living space and is currently offered chain free. Retaining many features and located on this popular residential street the property comprises 5 bedrooms, two bathrooms, modern kitchen and a private decked garden with additional access to the gated private communal space at Lettsome Gardens.

EAST DULWICH GROVE, SE22 £825,000 F/H

A fantastic four bedroom two bathroom Victorian house with over 2000 square feet of living space. Two reception with high ceilings and period fireplaces, modern kitchen, utility room, four double bedrooms, family bathroom and 50ft lawned garden. Excellent location in the centre of East Dulwich close to the shops on Lordship Lane and transport links to central London.



CRYSTAL PALACE ROAD, SE22 £825,000 F/H

3 Bedroom centrally located house with a huge 150ft garden. The property is situated just off Goose Green close to the bars and restaurants on Lordship Lane and also transport links via Peckham Rye onto the tube network. The property has three good double bedrooms, bathroom, double reception, breakfast room and kitchen and there is plenty of room to extend with its 150ft private garden.

CRYSTAL PALACE ROAD, SE22 £900,000 F/H

Large family house situated on this quiet residential road in the centre of East Dulwich close to Lordship Lane and local primary school. The property offers four bedrooms, double reception, large loft, family size kitchen diner with double doors out onto a very beautiful sunny mature garden. Easy access to all the bars and restaurants on Lordship Lane and within walking distance to Dulwich Park and the Village.

VICTORIA CLOSE, SE22 £675,000 F/H

Fantastic large modern town house with four bedrooms, private garden, garage and gated off street parking. The property has a bright reception overlooking the private patio garden, family kitchen diner, three good double bedrooms on the top floor and additional 4th spare room/ play room on the ground floor.

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Well presented contemporary town house within an exclusive gated development. Upon entry to the house a super-sized lounge with dining area peels off into a sleek fitted kitchen with white gloss units. The property further comprises three double bedrooms, en-suite to master, guest bathroom, private South facing roof-terrace, private balcony and private garden. Bellenden Road lies nearby with its eclectic mix of high end shops and award winning restaurants. Energy Efficiency Rating C.

Peckham 020 7771 6777
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Mundania Road
East Dulwich SE22
£579,995 L/H

A stunning three bedroom duplex apartment within a charming Grade II listed 'Chapel' conversion located in the popular area of East Dulwich and retaining original features such as solid oak beams, stain glass windows and vaulted ceilings. The property is arranged over two floors and boasts two bedrooms both with en-suite facilities to the first floor and a further bedroom and family bathroom to the second floor. This fantastic apartment is completed with large open plan kitchen/living space with feature stain glass window as a focal point. Energy Efficiency Rating B.

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To Let

Adys Road
Peckham SE15
£1,800 PCM

Victorian style new build development located in the popular Goose Green area in East Dulwich. Built to a very high standard, accommodation comprises three bedrooms, the master benefiting from en-suite, modern fully fitted kitchen with integrated appliances, 17ft lounge and fully tiled large bathroom. The property also benefits from solid oak flooring and gas central heating. The development is well positioned for easy access to both East Dulwich and Peckham Rye main line stations. Energy Efficiency Rating C.

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Peckham Rye Park
Peckham SE15
£1,200 PCM

This bright and airy one bed garden flat is superbly located with Peckham Rye Park just across the road. Finished to a high standard throughout, this flat epitomises modern day living. Accommodation comprises open plan kitchen/lounge area with solid wood flooring, four piece bathroom suite with stand-alone shower cubicle and bedroom with patio doors leading onto your very own slice of paradise! Offered furnished with further benefits including double glazed sash style windows and gas central heating. Conveniently located close to Bellenden Road and Lordship Lane. Energy Efficiency Rating B.

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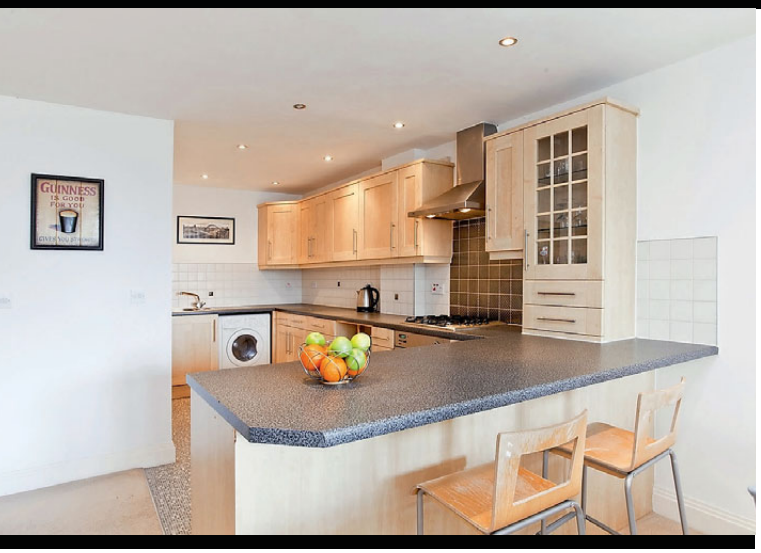

Streamline Court, SE22 £350,000 Leasehold

Generously proportioned spacious 2nd floor flat set within a secure gated development. 2 good size double bedrooms one with en-suite, separate bathroom, generous size open plan living space opening out onto a private balcony. Situated just moments from Dulwich Park, local amenities & transport links. Offered chain free. EPC=C

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Abbotswood Road, SE22 £390,000 Freehold

A well presented two double bedroom modern house close to East Dulwich station and local amenities. This property comprises of: a reception, modern bathroom & kitchen leading to a private garden. EPC=D

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Mundania Road, SE22 £649,950 Freehold

A lovely example of a 1930s house in a quiet residential road in East Dulwich. An ideal family home with 3 double bedrooms and 1 single. Large bathroom with separate shower. Large reception room with stripped wood floors & fireplaces. Large kitchen, breakfast & living area plus a conservatory leading on to a very large garden. EPC=D

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Colyton Road, SE22 £299,950 SOF

A beautifully presented one bedroom conversion flat situated on a lovely tree lined street overlooking Peckham Rye Park. This property is bright and airy with access to a shared garden. Early viewings recommended. EPC=D

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Landells Road, SE22 £485,000 Freehold

A stunning Victorian half house situated on a popular residential road close to all amenities. This property has been decorated to a high standard and offers 2 double bedrooms, kitchen diner and a lovely garden. EPC=D

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No-flies is a new independent online residential sales estate agency operating in East Dulwich and its surrounding areas. The two directors of the company are, respectively, a lawyer with over 25 years experience in a Magic Circle law firm and leading UK PLCs and an estate agent with over 10 years experience in the residential sales market of South London (including a spell on Lordship Lane). Unlike some online agents, we provide a full service including arranging and attending all viewings and liaising with you and the buyer's solicitors through to completion.

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AGENT SPEAKS

The blossoming south east

Brendan Cassidy of No-Flies on why south east London is really taking off

Photo: Joe Lord

In what way has the local market changed in the last year?

We operate principally in the SE22, SE5 and SE15 postcodes. It is fair to say that SE22, and particularly Lordship Lane and its adjacent streets, had led the way in terms of attracting buyers to the area over recent years. In the last 12 months however, the SE15 areas we cover have become increasingly popular due to the continued gentrification of Bellenden Road, and the introduction of the London Overground at Peckham Rye. The line has opened the area up as a feasible commute to, among other places, Canary Wharf, and that has had a major, positive effect on the market.

Also, the south Camberwell area around Denmark Hill station has seen significant interest and price rises as a result of Camberwell Grove featuring on the BBC series *The Secret History of our Streets*, and also the introduction of the London Overground at Denmark Hill. It's beginning to feel now that all three areas are equally attractive to buyers.

What is the special appeal of your area?

What I like most is the variety of property on offer. One day you can be looking at a gorgeous Georgian townhouse and the next at a live/work space tucked away in a mews or former industrial development – there is something for everybody.

What achievement are you most proud of?

I think I have to say setting up No-Flies. I have worked in the industry for more than a decade and 12 months ago I took some time off as I was no longer enjoying things. During the time off, when I wasn't perfecting my knowledge of chianti, I came to the conclusion that I wanted to return to estate agency, but to do it in my own way. I came up with the idea of No-Flies with my partner, who has a legal background. We have tried to look at estate agency through the eyes both of somebody within the industry and somebody with experience in other areas. I am very proud of what we have achieved thus far. It is very early days but we are very excited about it.

> SE15 has become popular due to the gentrification of Bellenden Road and the London Overground

Do you have a favourite style of property?

I don't. There are maybe some eras that appeal to me slightly more than others, but property and suburban architecture, when they are done well, delight me no matter what the style or when it was created. I guess that is why a year off confirmed in me the view that estate agency was, after all, the right industry for me.

What is your favourite holiday destination?

I like lots of different types of holidays although I am not much of a sun worshipper. For many years I have been going regularly to Italy and, in particular, Tuscany. It is hard to beat in terms of the climate, scenery and, most importantly, the food and wine! Setting up No-Flies means, I suspect, that I will see less of it this year than perhaps I have in previous years.

Who is your idol?

Gareth Bale – and if you are reading this Gareth, give us at least another year. Come on you Spurs!

This three-bedroom apartment on the highly desirable Camberwell Grove, SE5, was on the market for £625,000 but is currently under offer

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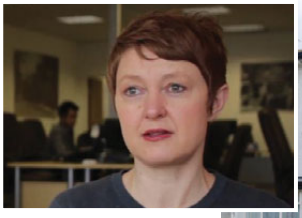

Maria Simons,
Dulwich

"I came to haart because I was very impressed with their expertise and their knowledge of the area. Everyone was very professional and helpful, I had every confidence that they would do the best job of selling my house"

Hermitage Road, Crystal Palace

Sensational first floor two double bedroom Victorian apartment set within this absolutely beautiful period building. Bright, airy and spacious throughout the property is located close to very good transport links.

Hayter Road,
Brixton

A property that is the perfect purchase for someone looking to design a property to their own style. This split level conversion is in one of Brixtons most sought after locations ideal for town centres of Brixton and Clapham.

Crofton Road, Camberwell

A large light and airy home looking for a family.

The Perfect 'Chefs' Kitchen

A lovely, light, spacious and modern three bedroom semi detached home, tucked away in a quiet street in a popular location.

Shameem Aziz

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Tom Price,
Camberwell Green

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Hazeldine, SE26 EPC=E

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Ref: 7777

- Two Bedrooms
- Large Garden
- Chain Free
- Off Street Parking
- Extensive Planning
- Permission

Fantastic Family Home £799,950
Bellenden Road, SE15 EPC=D

A particularly substantial and handsome 4 bedroom villa style house in a brilliant Bellenden location. The living room is extremely large and goes out to a massive and fabulous mature south west facing garden. Great space and bags of character.
Ref: 7704

- Period House
- Four Bedrooms
- Lots of Character
- Superb Garden
- Handsome Frontage
- Fantastic Location

Great Location £725,000
St Francis Road, SE22 EPC=D

Location is key with this property, a few minutes walk one way is East Dulwich station and its links into London and the south. Walk in the other direction and you will be greeted by the array of independent shops and restaurants of Lordship Lane.
Ref: 7614

- Five Bedrooms
- Good Transport Links
- 40ft + Garden
- Granite Worktops
- Great Family Home
- Double Reception

Charming Tree Lined Street £499,950
Kimberley Avenue, SE15 EPC=D

This wonderful Victorian house has been lovingly renovated from top to bottom. The property is ideally located to all the lovely amenities of Nunhead Village, transport links are excellent with Nunhead station and overground line at Queens Road.
Ref: 7696

- Victorian Property
- Immaculately Finished
- Double Reception
- Kitchen Dining room
- Stunning Bathroom
- Close to Amenities

haart

Brixton Sales
020 7274 2878

Call us 8am - 10pm everyday

Impressive Specification

£750,000
Elm Park, SW2
EPC=TBC

Prepare to be amazed with the impressive feeling of space and light in this four bedroom house situated in this sought after road off the slopes of Brixton Hill. Love running and you will love Brockwell Park just 500m from the property with it's 125 acres of open green. Delight in the gastronomic glory that is Brixton Village with Brixton's market tempting you with it's superb fresh produce and the enviable Victoria Line providing superb access into and out of the City.

- Victorian House
- Through Reception
- Four Bedrooms
- Rear Garden

Ref: 7373

Family Home

£660,000 - £700,000
Medora Road, SW2
EPC=D

This versatile house beckons a family with four double bedrooms offering versatility and the location is enviable - joggers and nature lovers alike will be overjoyed with just a 3 minute walk to Brockwell Park with its 125 acres of green open space. With over 1400 sq ft of living space dinner parties will be the talk of the town with the sociable eat in kitchen and heaps of living space. The Victoria Line makes commuter life a breeze found within approx a mile alongside Brixton's Markets.

- Terrace House
- Four Bedrooms
- Residential Road
- Private Garden

Ref: 7352

haart

Brixton Sales
020 7274 2878

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Joggers Delight

£560,000 - £580,000
Craignair Road, SW2
EPC=TBC

Versatility combined with being semi-detached with halls adjoining will tempt the most discerning buyers - complete with garage & private garden. Stroll to Brockwell Park with its' 125 acres of green open space in minutes - entertain with the dining room providing adequate space and three bedrooms means sleeping over will always be an option for your guests. Set in a superb residential area of increasing demand, the property can be found in good order and tinkering with your car or conversion to a workshop will be options with the semi detached garage.

- Semi Detached
- Three Bedrooms
- Garage
- Good Condition

Ref: 7340

A Touch Of Class

£380,000 - £420,000
Coldharbour Lane, SW9
EPC=TBC

Immerse yourself in this delightful split level maisonette - the property oozes character and style with stripped polished original floorboards to the reception room and a delightful eat in kitchen offering sufficient entertaining space. With the two double bedrooms set on the upper floor ensuring there will always be room for your guests to stay overnight. The delights of Brixton Village and Brixton markets will tempt you and the superb Victoria line tube offers excellent links into and out of the city and all this just a few minutes walk from the property.

- Split Level
- Two Double Bedrooms
- Heaps Of Charecter
- Close To Tube

Ref: 7351

haart

Camberwell Sales
020 7703 2662

Call us 8am - 10pm everyday

Great For Blackfriars

£475,000

Flaxman Road, SE5

EPC=C

A spacious house enjoying well planned accommodation, ideal for families or an excellent investment property. Loughborough Junction station is a quick stroll away serving Blackfriars, the City of London and Kings Cross. Camberwell centre is also nearby with that excellent bus network serving numerous destinations including the City and West End with fantastic shops to tempt your wallet and theatre-land for those wishing to be entertained. You could be enjoying life in this super home, so what are you waiting for?

- Double Reception Room
- 5 Bedrooms
- Kitchen/Breakfast room
- Bathroom/WC
- En-Suite Shower room

Ref: 3407

A Hidden Gem

£299,000

Linwood Close, SE5

EPC=D

The spacious entrance hall opens into the bay fronted reception, with roof top views across to the Shard. Neutral decorations enable purchasers to inject their own personality if they wish, or simply move in, unpack and enjoy. This sought after development benefits from pleasant surrounding landscaped communal gardens. Nice and convenient for transport, including two train stations and a good choice of buses. Shopping couldn't be easier with great options including the trendy Bellenden Road, Lordship Lane and Camberwell centre.

- Reception Room With Bay
- 2 Bedrooms
- Well Fitted Kitchen
- Three Piece Bathroom
- Ample Parking

Ref: 3583

haart

Crystal Palace Sales
020 8670 5845

Call us 8am - 10pm everyday

Room to Expand £545,000
Burghill Road, Sydenham, SE26 EPC=F

Fantastic and full of period charm is this rare to the market magnificent semi detached house. Boasting an abundance of large rooms, the property briefly affords a kitchen/breakfast room with direct access onto garden, ideal for summer barbeques and where the children can play to their heart's content.

- Semi Detached
- Five Bedrooms
- Three Bathrooms
- Pleasant Garden
- Off Street Parking
- Excellent Amenities

A Piece of Paradise £825,000
Dome Hill Park, SE26 EPC=EC

Absolutely spectacular four bedroom Swedish Scandiahaus detached house with contemporary living in mind coupled with a twist of the country retreat nestled on a leafy private cul-de-sac. Convenient for outstanding schools, Dulwich Woods, Sydenham Nature Reserve and superb transport links.

- Detached House
- Eco-Friendly
- Four Bedrooms
- Breakfast Room
- Off Street Parking
- Attractive Garden

High Style Lifestyle £495,000
Suffolk Road, SE25 EPC=Prime

This sumptuous, architectural modern detached home affords great living space and fabulous modern features, it will be a joy to view this property. Within easy reach of Norwood Junction Overground Station, Harris Academy and good local amenities.

- Detached Property
- Architectural Design
- Three Bedrooms
- Three En Suites
- Off Street Parking
- Garden with Decking

Timeless Beauty £370,000
Crystal Palace Park Road, SE26 EPC=ED

Buyers pining for a polished finish within a location still rising in value would be wise to look at this little beauty just across the road from Crystal Palace Park, a short distance from 'Triangle' itself and good local amenities. Newly refurbished into a contemporary home that's light, bright and spacious.

- Victorian Aparment
- Own Front Door
- Two Bedrooms
- Newly Refurbished
- Section of Garden
- Chain Free

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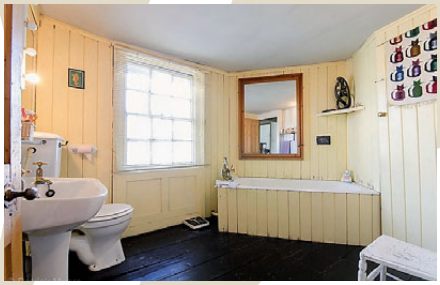
Property of the Month

Dulwich Office



CAMBERWELL GROVE, SE5 8JA **£1,000,000 FREEHOLD**

A truly charming Georgian townhouse in the most sought after (in our opinion) road in Camberwell. The property has retained a wealth of period features including wood panelling ,fire places, floorboards and sash windows but would benefit from updating throughout to make a truly spectacular home. Camberwell Grove is conveniently located for Denmark Hill station with links to London Bridge, Victoria and the East London line as well as many buses to Central London. Nearby is vibrant East Dulwich with its many shops, bars, cafes and restaurants as well as the wonderful North Cross Road vintage and food market.

Dulwich Office | 8 Woodwarde Road | Dulwich Village | London SE22 8UJ

Tel. 0203 397 1144 | Email: internal@pickwickestates.com

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Dulwich Office

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CAMBERWELL GROVE, SE5 8JA **£1,350,000 FREEHOLD**

This house will please all tastes having been completely overhauled by our client who has a sharp eye for design. The lower ground floor houses the kitchen with a must-have pantry and a handy utility. The raised ground floor has a gorgeous reception room. Up on the first floor is the master suite and up again to the 2 further bedrooms and a bathroom. The top floor has a chill out den/bedroom with double doors leading to a roof terrace.

DESENFANS ROAD, SE21 7DN **£3,350 PCM**

Stunning 4 bedroom semi-detached house located in the heart of Dulwich Village! A newly fitted kitchen/breakfast room leads to a mature rear garden with three bedrooms and the family bathroom on the first floor. The loft has been extended offering a further bedroom and en-suite bathroom. Desanfans Road is in the catchment to the local Village schools, and good transport links into town This house has it all! Available July 2013.

BROMLEY ROAD, BR3 6PG **£1,000,000 FREEHOLD**

This stunning detached Coach House has been transformed with no expense spared. A fantastic fitted kitchen offers all the mod cons for easy family life. An enormous living space spans the back of the house and includes a child friendly snug/family room and WC. Upstairs comprises 5 DOUBLE bedroom suites including a master with en-suite AND dressing room. There is a stunning family sized garden too. Shortlands and Beckenham Junction stations offer access into London.

GOODRICH ROAD, SE22 9EQ **£625,000 FREEHOLD**

A beautiful and thoughtfully refurbished family home on the ever popular Goodrich Road. The property has an incredibly welcoming ground floor with a double aspect through reception flooding in loads of light. To the rear on the ground floor is a stunning fully fitted kitchen/diner with concrete worktops and bi-fold doors leading out to a south facing garden. Upstairs has three good sized bedrooms and a family bathroom.

HOWARD COURT, SE15 3PH **£245,000 LEASEHOLD**

Perfectly located overlooking lovely Peckham Rye is this delightful 2 bedroom (1 double, 1 single) ground floor mansion apartment that has been the subject of a thorough renovation by the current owners. The flat comprises 2 bedrooms, a modern fitted kitchen, a newly fitted bathroom, a good sized lounge with bay window and direct access to a sunny patio area. Peckham Rye station is a short walk from your front door. END OF CHAIN!

DUNSTANS ROAD, SE22 0HE **£329,950 LEASEHOLD**

A beautiful split level 2 double bedroom Victorian conversion property located in East Dulwich. The property is presented in fantastic decorative order throughout. Dunstans Road has a great parade of shops with bars and restaurants nearby as well as good transport links to central London. Chain free.

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Property of the Month

Honor Oak Park Office

BENSON ROAD, SE23 3RL **£950,000 FREEHOLD**

Stunning detached double fronted 5 bedroom family home that is impeccably refurbished to the highest of standards. A spacious hallway that guides you to a beautiful reception room to the left which has direct access to the garden and retains period features and to the right is a similar sized dining room great for entertaining guests. To the rear of the property is the kitchen/breakfast room offering all mod cons. The kitchen also leads to the perfectly formed, landscaped south facing garden which is perfect for al fresco dining and is neatly decked. On the first floor is the family bathroom and the 4 double bedrooms, all of which come with plantation shutters and fitted built in wardrobes. At the top of the property is a sensitively designed loft generously arranged with a double bedroom, master en-suite with double shower and free standing bath. Benson Road has a wonderful community feel and is conveniently located for all the local amenities and Forest Hill station (London Bridge and Overground) will whisk you into town within 15 minutes as well as great 24 hour bus routes into town.

Honor Oak Park Office | Honor Oak | London SE23 1EA |

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Honor Oak Park Office

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WHATMAN ROAD, SE23 **£2,000 PCM**

Completely refurbished throughout and in fantastic condition is this amazing three bedroom detached Victorian house. Comprising a large open plan lounge, dining room and kitchen with all the modern appliances to the ground floor and then three good size bedrooms and a brand new modern fitted bathroom to the first floor. To the rear there is a large garden laid to lawn. Close to Honor Oak station and the local shops and within the catchment area of some very good schools.

BOVILL ROAD, SE23 1EL **£1,600 PCM**

Extremely well presented is this lovely two bedroom Victorian half-house now available immediately in the very popular Honor Oak Park. Comprising two good size double bedrooms, separate lounge and dining room, modern fitted kitchen, a large upstairs family bathroom and a well maintained private garden. Within very close proximity to the Honor Oak Park train station and within catchment for some good schools.

MANOR MOUNT, SE23 3PZ **£1,600 PCM**

Amazing one/two bedroom split level conversion flat situated over the hall floor and basement floor. As you enter this flat you walk into a massive lounge with extremely high ceilings which then lead into the modern fitted kitchen with all the modern appliances. Downstairs there is a large double bedroom with a modern fitted bathroom and lots of storage! Externally there is also a private area of garden. OSP to front of property. Within close proximity to Forest Hill train station. Available immediately.

STONDON PARK, SE23 1LD **£280,000 SHARE OF FREEHOLD**

Nicely presented is this three bedroom first floor Victorian conversion flat in the popular Honor Oak Park area. Comprising three bedrooms (two doubles and one single) good sized lounge to the front and a large kitchen (with room for a dining table and chairs) to the rear plus a shower room. This property also benefits from a Share of Freehold and is also within close proximity to Honor Oak Park station and local shops.

ACKROYD ROAD, SE23 1DL **£335,000 LEASEHOLD**

Now available is this beautifully presented two double bedroom ground floor conversion flat with its own private garden. Comprising a lovely lounge with fireplace, two double bedrooms, a modern fitted kitchen with room for a table and chairs and a modern fitted bathroom. Externally there is an extremely private garden. Within close proximity to Honor Oak Park station and local shops and also within catchment for some good schools.

CODRINGTON HILL, SE23 1LR **£425,000 LEASEHOLD**

Fabulous three bedroom period half-house located in the very popular area of Honor Oak. This property contains a beautifully presented lounge, dining room as well as a modern kitchen. Upstairs there are three good sized bedrooms and an attractive fitted family bathroom. There is also a well maintained garden to the rear with patio and lawn. This property is within close proximity of Honor Oak Park station, and is also in a catchment area for Stillness Infant and Junior Schools. No onward chain.

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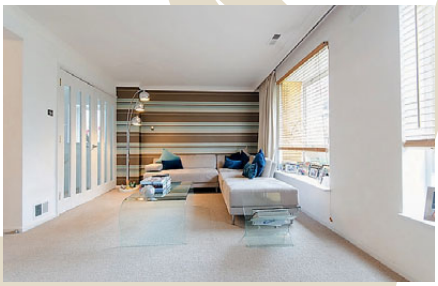
Property of the Month

West Dulwich Office



CONSTABLE WALK, SE21 7LX **£549,950 LEASEHOLD**

Simply stunning end of terrace maisonette arranged over the first and second floor of a three storey block set in a landscaped development on the Dulwich Estate off College Road. Once through the private entrance, stairs whisk you to the first floor where there is a spacious reception/dining room with stunning views of the beautifully kept communal gardens, well equipped kitchen and separate utility room. The second floor comprises master bedroom with fitted wardrobes and en-suite, further double bedroom, single bedroom and a luxury bathroom. Further benefits include a parking space in the undercover communal garage. The property has been refurbished to the highest of standards and early viewing is highly recommended. The nearest station is Sydenham Hill. Long lease.

West Dulwich Office | 94 Park Hall Road | West Dulwich | London SE21 8BW

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West Dulwich Office

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HAMBLEDON PLACE, SE21 7EY **£895,000 FREEHOLD**

A delightful three bedroom semi-detached house within this sought after development. A kitchen/breakfast room, reception and dining room, WC and a study occupy the ground floor. Upstairs the bedrooms have an abundance of storage cupboards along with a family bathroom and an en-suite serves the master bedroom. Other benefits include a landscaped rear garden, driveway, garage and a large front garden. Dulwich Village and West Dulwich station are close at hand.

CHALFORD HILL, GL6 8QQ **£350,000 FREEHOLD**

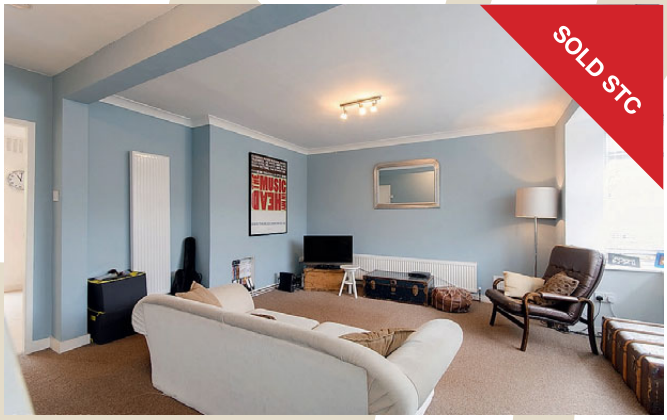
A spacious three bedroom cottage located in this ever popular Cotswold village setting. The accommodation comprises master bedroom with en-suite, two further double bedrooms, family bathroom, kitchen/diner, reception room and dining room. Stroud is approximately 5 miles away with intercity services travelling to London (Paddington). London is a 2 hour drive making this a perfect place for weekend getaway.

GIPSY ROAD, SE27 9RB **£585,000 FREEHOLD**

Presented in wonderful condition throughout, this excellent four bedroom house is set along a charming residential road moments from transport and amenities, offering ample living space and 50ft private garden. Arranged over three floors the house comprises bright and spacious double reception room, well equipped kitchen/diner opening out to garden, four good-sized double bedrooms, two bathrooms and separate downstairs WC. Local transport links include Gipsy Hill station.

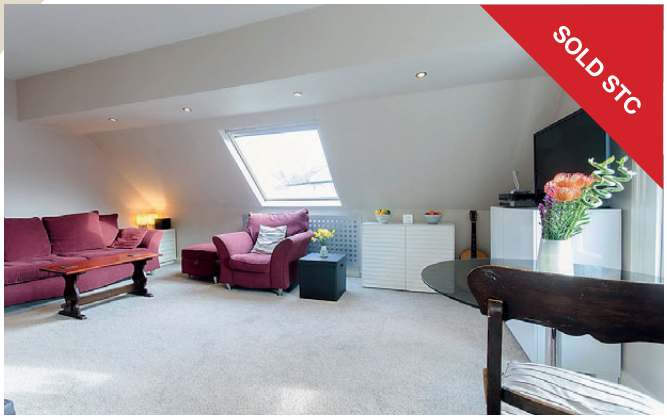
PARK HALL ROAD, SE21 8BW **£875,000 FREEHOLD**

Fantastic opportunity to buy a large, four-bedroom, semi-detached house with lovely garden on this popular road. The house offers the double bonus of spacious accommodation on two floors and potential for further development and improvement with a large loft which, subject to the necessary planning permissions, could create further bedroom and bathroom space. Park Hall Road is well placed for an excellent choice of local amenities, transport links and great schools.



ELMWORTH GROVE, SE21 8RA **£450,000 FREEHOLD**

Impressive 3 double bedroom house built in the 1950's. The property is in fantastic condition throughout. The ground floor comprises huge kitchen breakfast/family room, utility and d/s WC and a good sized lounge with bay window. To the first floor are 3 double bedrooms and 2 luxury bathrooms. The 60ft rear garden is a dream, with decking area, large lawn and flower borders. The property is well placed for an excellent choice of local amenities, transport links and great schools.



TRINITY RISE, SW2 2QP **£275,000 LEASEHOLD**

A spacious one double bedroom flat located on the top floor within this imposing Victorian building. Accommodation comprises large reception room, good size bedroom, kitchen and bathroom. The property is in excellent condition throughout, having recently been refurbished. Further benefits include off street parking and a long lease. There is potential to add extra living space to the flat (STTP) by developing the rest of the loft space. Herne Hill and Tulse Hill stations both a short walk away.

West Dulwich Office | 94 Park Hall Road | West Dulwich | London SE21 8BW

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www.burnetware.com

East Dulwich SE22 £900,000

A double fronted semi-detached Victorian house in a sought after location.

Four bedrooms, three reception rooms, many original features.

North Dulwich SE24 £2,250,000

A substantial semi detached house.

Large garden, off street parking, garage, five bedrooms, four reception rooms, two bathrooms.

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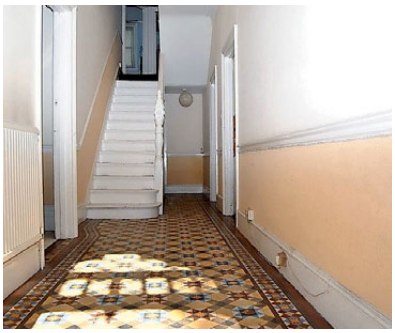

Herne Hill, SE24 — £1,100,000

A double fronted semi-detached period house.

Four/five bedrooms, two bathrooms, cellar, large garden, parking.

Herne Hill, SE24 — £385,000

An impressive conversion flat.

Large living/entertaining area, two double bedrooms, split level, superb presentation.

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A charmed LIFE

This charming cottage on the borders of Penge and Sydenham combines character with modern living

This delightful two-bedroom semi-detached cottage on the borders of Penge and Sydenham offers an abundance of attractive features, including exposed brick walls and stripped floorboards. Built between 1866-1868, the charming homes were aptly named after Princess Alexandra of Denmark and have been designated a Conservation Area since 1982. As such, these picturesque streets are highly sought after.

Inside this particular cottage, the ground floor has been remodelled to include a sizeable through-reception, a recently refurbished kitchen and a luxury bathroom, while upstairs offers two double bedrooms. There is also a 44ft private rear garden, a front garden and a garage. Albert Road is within close proximity of Penge East and Kent House stations for trains to Victoria, as well as Sydenham station for the London Overground and national rail.

✤ On the market for £349,950 with Pedder, Sydenham, on 020 8659 0220

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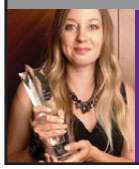

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Bovill Rd SE23
£395,000

A superb, 2 bedroom, period half house close to Honor Oak Park station, with 2 reception rooms and a secluded rear garden.

EPC: D

Mundania Rd SE22 £1,050,000
A stately, 4 bedroom period house that requires modernisation.

EPC: G

Beadnell Rd SE23 £550,000
A stunning, newly-built, 4 bedroom house with a 60' garden.

EPC: C

Garthorne Rd SE23 £500,000
A beautifully-presented, 3 double bedroom Edwardian house in Honor Oak Park.

EPC: D

Beverley Court £399,995
This charming, 2 bedroom house is located in a quiet, cul-de-sac.

EPC: E

Holmesley Rd SE23 £250,000
This 1 bedroom garden flat boasts a light and airy feel throughout.

EPC: E

Forest Hill Rd SE23 £175,000
A compact, 1 bedroom, hall floor flat set within a grand period property.

EPC: D

Forest Hill Office
Sales: 020 8291 9441

Your property. Our property

Leigham Vale SW16 £350,000
A delightful two bedroom ground floor flat. **EPC:C**

Maple Mews SW16 £220,000
A delightful one bedroom flat. **EPC:C**

Beulah Hill SE19 £2,500,000
A stunning Grade II private estate set in beautiful grounds.

College Road SE19 £2,000,000
A wonderful detached five bedroom family home. **EPC:E**

Bellenden Road SE15 £799,950
A delightful three bedroom end of terrace house. **EPC:C**

Turney Road SE21 £1,295,000
A period property in the heart of Dulwich Village. **EPC:E**

Ardlui Road SE27 £4,200 per month
A beautiful family home with a stunning kitchen. **EPC:E**

Sunray Avenue SE24 £2,150 per month
A really lovely family home in North Dulwich. **EPC:E**

Elmwood SE24 £900 per month
A spacious studio apartment. **EPC:E**

Leaders

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Leaders celebrate 30 years of success

Local letting specialist Leaders are celebrating 30 years of success and raising money for the Make a Wish Foundation in the process. The company opened its first branch in Brighton in 1983 and is now the largest privately owned specialist residential letting agent in the UK with branches across the South. Leaders founder Neville Lee was a driving force in the creation of the Association of Residential Lettings Agents (ARLA) in 1981 and was the first person to be awarded an OBE for his services to the lettings industry.

Leaders now have over 70 branches with 800 staff and have won numerous industry awards in the last 30 years. **To celebrate this milestone each branch will be hosting a Leaders 30 Year Anniversary party on the afternoon of 21st June 2013.**

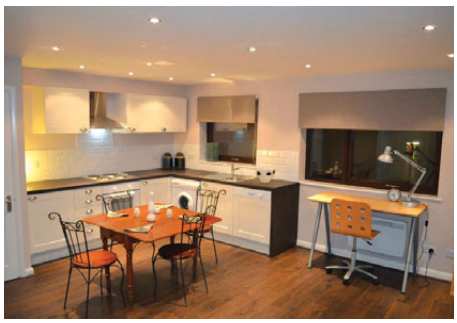
As part of the celebrations, each branch will be raising money for the Make a Wish Foundation through a range of activities from cake sales, to prize draws to pamper treatments. To find out what's happening in your area and to be part of the celebrations, contact your local Leaders branch or visit the website: **www.leaders.co.uk**

Camberwell £1,950 pcm

An elegant double fronted Victorian terraced house, arranged over two floors, located within the highly sought after Addington Square conservation area. This home is a tribute to all things fabulous, with an exquisite and flamboyant decor, a simply stunning shower room and a private walled garden. EPC Rating: E

Forest Hill £1,050 pcm

Wonderfully placed and much loved Art Deco mansion block with a vintage look offers up a well groomed top floor three bedroom pad. EPC Rating: C



Peckham £1,050 pcm

Handsome and modern one bedder sits on the ground floor and has a brand new interior and a surprising amount of space. EPC Rating: D

Brixton £1,700 pcm

Split level, two bedroom Victorian beauty packs one hell of a punch and is deliciously spread over the top two floors of a period classic. EPC Rating: C

Camberwell £3,500 pcm

This wonderful house from the late 1800's and built in the Arts and Crafts movement style is laid over three floors with six bedrooms and two vast receptions. EPC Rating: E

Rent excludes the Tenancy Deposit and any other charges or fees which may be payable – upon request further information will be provided by us.

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e: camberwell@leaders.co.uk

Dulwich
Tel: **020 8256 1808**
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Forest Hill
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Overhill Road SE22, For Sale, OIEO of **£309,995**

Laundry Mews SE23, For Sale, OIEO of **£369,000**

Duncombe Hill SE23 , Sold over asking priced

Marmora Road SE22, For Sale OIEO **£347,000**

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CENTRAL SYDENHAM, SE26 £279,995

Situated in what is currently Sydenham's most sought after location, being just minutes walk of Sydenham Rail station and High Street. Forming the upper floor of a Victorian building this property offers three spacious bedrooms, a spacious lounge to front, and a separate fitted kitchen.

LAWRIE PARK TRIANGLE, SE26 £224,995

A rare and unique opportunity to acquire this 1 bedroom Bungalow, with a bundle of possibilities to extend if desired subject to planning consent.

CENTRAL SYDENHAM, SE26 £549,995

This Victorian 3 double bedroom home offers spacious accommodation throughout. With period features and a large kitchen/diner with bi-fold doors.

LAWRIE PARK AVENUE SE26 £1,125 PCM

Set within the ever popular Lawrie Park Avenue is this large two bedroom Victorian conversion, offered unfurnished.

CRYSTAL PALACE PARK ROAD SE26 £1,350 PCM

Newly refurbished two bedroom flat, offering two double bedrooms, fitted kitchen and newly carpeted throughout. Conveniently situated for Penge West.

The beautiful house was built in 1926 by Arts and Crafts architect George Frederick Ellyatt

A prestigious Arts and Crafts delight

The house has been sympathetically modernised while retaining its charm and character

This detached family home was built in 1926 by Arts and Crafts architect George Frederick Ellyatt. The house, with a prestigious Dulwich Village address, has been sympathetically extended and modernised while retaining its charm and character. The central entrance hall leads to the two reception rooms and a large fitted kitchen. The larger reception room has two sets of French doors opening onto the terrace and rear garden. There are three double bedrooms to the first floor, including the master with en suite shower room and walk-in closet. The second floor comprises a double bedroom and dressing room, leading to a limestone bathroom with roll-top bath and walk-in shower.

For details call Harvey & Wheeler on 020 8693 4321

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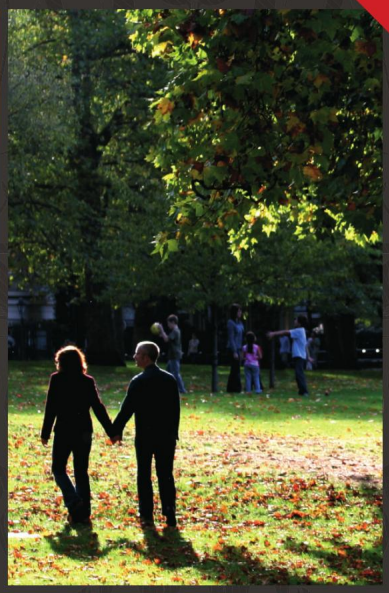

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DULWICH VILLAGE SE21

Sole Agents **£2,550,000**

Detached family home on a prominent substantial site (3503 sq ft/325.43 sq m) with a prestigious address. There are 5 Bedrooms; Dressing Room; 2 Bathrooms; Ens Shower Room; Walk in Closet; 3 Reception Rooms; Kitchen; Utility Room; Off Street Parking and Landscaped Gardens on three sides.

FRANK DIXON WAY SE21

Sole Agents **£2,350,000**

Detached double fronted family house (2504 sq ft/232.62 sq m) in this private road which is very close to Dulwich College. There are 5 Bedrooms; 2 Bathrooms; 3 Reception Rooms; Kitchen/Orangery; Cloakroom/W.C.; Off Street Parking; Garage and Rear Garden 118'3" x 53'9" (36.04m x 16.38m).

STRADELLA ROAD SE24

Sole Agents **£2,250,000**

Very attractively improved double fronted period house (3259 sq ft/302.76 sq m) in this much sought after road. There are 5 Bedrooms; Bathroom; Ens Shower Room; 4 Reception Rooms; Kitchen; Utility Room; Garage; Off Street Parking and Rear Garden 61'3" x 39' (18.67m x 11.89m).

BURBAGE ROAD SE24

Joint Sole Agents **£2,150,000**

Substantial Edwardian family home (2476 sq ft/230.02 sq m) located on this popular residential street in Dulwich. There are 5 Bedrooms; 2 Bathrooms; Ens Shower Room; 3 Reception Rooms; Kitchen/Breakfast; Cloakroom/W.C.; Off Street Parking & Rear Garden 125' x 24' (38.10m x 7.32m).

SYDENHAM HILL SE26

Sole Agents **£1,450,000**

Modern detached family house (3046sq ft/282.97 sq m) situated in an elevated position with far reaching views. There are 6 Bedrooms; Dressing Room; 2 Bathrooms (1 ens); Shower Room; 2 Receptions; Kitchen/Dining; Gym; 2 Rooms & Office on Mezzanine level; OSP & Rear Garden 76' x 68'9" (23.16m x 20.95m).

BEAUVAL ROAD SE22

Sole Agents **£1,075,000**

Edwardian family house (1965 sq ft/182.55 sq m) on the borders of Dulwich Village and East Dulwich. There are 5 Bedrooms; 2 Bathrooms (1 ens); 2 Reception Rooms; Kitchen; Study/Bedroom 5; Cellar and Rear Garden 35' x 19' (10.67m x 5.79m).

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CRESCENT WOOD ROAD SE26

Sole Agents **£950,000**

Ground floor apartment of a detached Victorian mansion (2839 sq ft/263.74 sq m). There are 3 Bedrooms; 2 Ens Bathrooms; Ens Shower Room; 4 Reception Rooms; Kitchen; Studio Apartment; Private Terrace; Communal Garden; Garage; Off Street Parking with allocated spaces. Share of Freehold.

MITCHELLS PLACE SE21

Sole Agents **£935,000**

Bright, modern, semi detached family house (1246 sq ft/155.75 sq m) situated in a gated development in the heart of Dulwich Village. There are 3 Bedrooms; 2 Bathrooms (1 ens); Reception Room; Kitchen/Dining Room; Cloakroom/W.C.; Secure Private Parking and Private Courtyard 17'6" x 13' (5.33m x 3.96m).

ALLEYN PARK SE21

Sole Agents **£2,450,000**

Superbly appointed and in an excellent location (3341 sq ft/310.38 sq m). There are 5 Bedrooms; Dressing Room; 2 Bathrooms (1 ens); Shower Room; 2 Reception Rooms; Family Room/Bedroom 5; Study: Kitchen/Breakfast Room; Utility; Store; Wine Cellar; OSP & Rear Garden 146'9" x 60' (44.73m x 18.29m).

HERNE HILL SE24

Sole Agents **£2,275,000**

Detached Victorian house, carefully extended and refurbished to an extremely high standard (4344 sq ft/403.56 sq m). There are 6 Bedrooms; Dressing Area; Ens Shower Room; 2 Bathrooms; 3 Reception Rooms; Kitchen/Breakfast Room; Office/Studio; Gym; OSP & Rear Garden 52'3" x 47' (15.93m x 14.33m).

BURBAGE ROAD SE24

Sole Agents **£2,250,000**

Edwardian family house (2732 sq ft/253.80 sq m) situated on the favoured side of Burbage Road. There are 6 Bedrooms; 2 Bathrooms (1 ens); Separate W.C.; 2 Reception Rooms; Kitchen/Breakfast Room; Cloakroom/W.C and Rear Garden 103' x 25'3" (31.39m x 7.70m).

CARSON ROAD SE21

Sole Agents **£1,595,000**

Spacious double fronted family property (3063 sq ft/284.55 sq m) situated in a very desirable road in West Dulwich. There are 7 Bedrooms; 2 Bathrooms (1 ens); Ens Shower Room; Double Reception Room; 3 Further Reception Rooms; Conservatory; Kitchen; Utility Room and Rear Garden 103' x 77'9" (31.39m x 23.70m).

Email: sales@harveywheeler.com www.harveywheeler.com

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COURT LANE SE21

Sole Agents **£1,525,000**

Double fronted detached family house (2064 sq ft/191.75 sq m) in this excellent residential road moments from Dulwich Park. There are 6 Bedrooms; 2 Bathrooms (1 ens); Shower Room; 3 Reception Rooms; Kitchen/Breakfast Room; Shed; Off Street Parking and Rear Garden 87'3" x 33'6" (26.59m x 10.21m).

GILKES CRESCENT SE21

Sole Agents **£1,495,000**

Semi detached family house in this sought after Village location (1867 sq ft/173.44 sq m) conveniently located for local schools. There are 4 Bedrooms; Bathroom; Shower Room; 2 Reception Rooms; Kitchen/Breakfast Room; Utility Room; Store; Off Street & Rear Garden 35'6" x 23'6" (10.82m x 7.16m).

WOODWARDE ROAD SE22

Sole Agents **£1,275,000**

Superbly extended and improved semi detached Edwardian family house (1844 sq ft/171.31 sq m) in good decorative order and retaining many attractive period features. There are 5 Bedrooms; 2 Bathrooms; Double Reception Room; Kitchen/Dining Room; Utility Room & Rear Garden 52'3" x 19' (15.93m x 5.79m).

CHARLEVILLE CIRCUS SE26

Sole Agents **£925,000**

Semi detached family house (2720 sq ft/252.69 sq m) which is conveniently located within easy reach of Crystal Palace and Sydenham. There are 4 Bedrooms; 2 Bathrooms (1 ens); Double Reception Room; Kitchen; Study; Cloakroom/W.C.; OSP; Garage; Cellar and Rear Garden 46' x 22'6" (14.02m x 6.86m).

ALLEYN ROAD SE21

Sole Agents

SOLD

STRADELLA ROAD SE24

Sole Agents

SOLD

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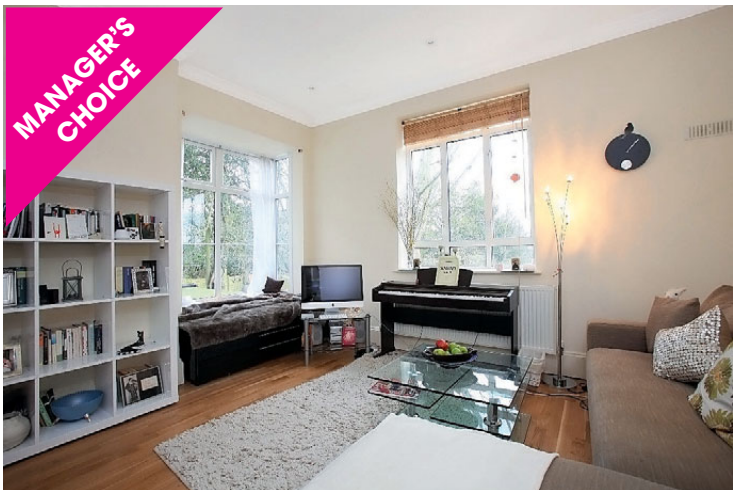

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Stunning 1 bedroom conversion flat that has the lot!! Perfect for the 'trendy' CRYSTAL PALACE triangle with its array of boutiques, bars and restaurants. Both Crystal Palace and Gipsy Hill stations are also close by making this wonderful apartment ideal for a professional couple. Features include off street parking modern furnishings, balcony and excellent fixtures and fittings throughout.

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Situated on the highly desirable Becondale Rd is this superb 4 bedroom period maisonette, presented to an immaculate condition and offering versatile accommodation spread over 3 levels.

Further benefits include private garden, roof terrace and a share of the freehold. This special apartment is rarely available, so call now to arrange your viewing.

Due to RECORD SALES ACHIEVED in the last quarter we require more property!!
So if you're thinking of selling, **CALL JOLA** now on:

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Roy Brooks

THERAPIA ROAD, SE22

£1,350,000

Magnificent, double-fronted Victorian semi with 7 double bedrooms and cavernous proportions. Exquisite gardens, mezzanine levels and views across London's skyline from all upper floors. Set on one of East Dulwich's finer streets with superb school catchment.

CHOUMERT SQUARE, SE15

£289,995

Architecturally elite cottage in gated Victorian lane. Minimal interior, double bedroom and sleek, open-plan kitchen. This is an "Éber-exclusive address in one of Peckham's most fashionable positions. Communal walled gardens, strong community relations and chain free sale.

For sales call Felicity, Stacy, Colin and Elaine

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CHAMPION GROVE, SE5

£1,695,000

Rare and stunningly beautiful, Grade II listed, late Georgian 4 bed, 2 bath home with 2/3 receptions, dining room, eat-in kitchen with Aga and views over a perfectly proportioned garden.

ST DONATT'S ROAD, SE14

£750,000

Super chic 4 double bedroom townie in supreme locale. Near 3 stations, Brockley and New Cross centres and Aske's. No fuss chain free sale.

For lettings call Kelly and Mel

Spencer Kennedy

Melbourne Grove, SE22 £945,000

Spencer Kennedy are delighted to offer for sale this truly stunning four bedroom family home within close proximity to the many independent shops and restaurants of Lordship Lane. The property has recently undergone an extensive programme of modernisation and improvement throughout and is offered for sale with no onward chain.

Barry Road, SE22 £1,165,000

This substantial and impressive 6 bedroom detached family home offers a wealth of period charm and a great deal of living space. Accommodation comprises a spacious entrance hall, four reception rooms, modern fitted kitchen and large utility room leading on to the large well stocked garden with numerous fruit trees and shrubs. This truly is a fantastic family home that has been well maintained by the current owners and an appointment to view is strongly recommended.

Gilkes Crescent, SE21 £1,485,000

Nestled in the heart of Dulwich Village this four bedroom, semi-detached, family home is a fine example of 1920's design, with generous living accommodation on the ground floor and many attractive features. This is an opportunity to purchase in a most sought after location.

Lordship Lane, SE22 £819,950

A fantastic double fronted family home situated on a popular road within close proximity to Dulwich Park and Village with off street parking for several cars.

Sydcote, SE21 £625,000

Spencer Kennedy are delighted to offer for sale this end of terrace town house within close proximity to West Dulwich station. The property is offered for sale with no onward chain.

Croxted Road, SE21 £1,175,000

sold prior to publication

Spencer Kennedy are delighted to offer for sale this wonderful double fronted period home. The property has been well maintained by the current owner and offers a vast amount of internal living space.

Court Lane, SE21 £3750 PCM

This superb four bedroom family home located in the centre of Dulwich Village is available from August. Ideally situated for all the amenities of the Village and the excellent schools, this four bedroom family house offers original features as well as the benefits of stylish modernisation. Available from August.

Fawnbrake Avenue, SE24 £3850 PCM

A stunning six bedroom house on a lovely, quiet road close to Herne Hill with good transport links to central London. Properties of this nature are rare to the market and as such an early appointment to view is strongly recommended. Available from July.

Agency NEWS

Catch up with all the latest news and views from your local agents

Julian Hill of Elysian Finance on trends in the mortgage market

London property prices have generally risen in the first part of 2013. This has been reflected in the availability of mortgages, which have benefitted from various Government initiatives and the continuation in the low-interest policy of the Bank of England. There is greater competition from the lenders, both lowering interest rates and reducing the deposits required to buy. The Government's two Help to Buy schemes are an 'equity loan' of up to 20% of your property, which became available in April, and a 'mortgage guarantee' that will become available in January 2014, benefitting buyers with smaller deposits. The 'equity loan' scheme is currently only available on new properties with the lender usually benefitting from any increase in its value. Explore these schemes with your professional mortgage advisor.

A Savills survey found that postcodes where a Waitrose store has opened in the past five years are up to

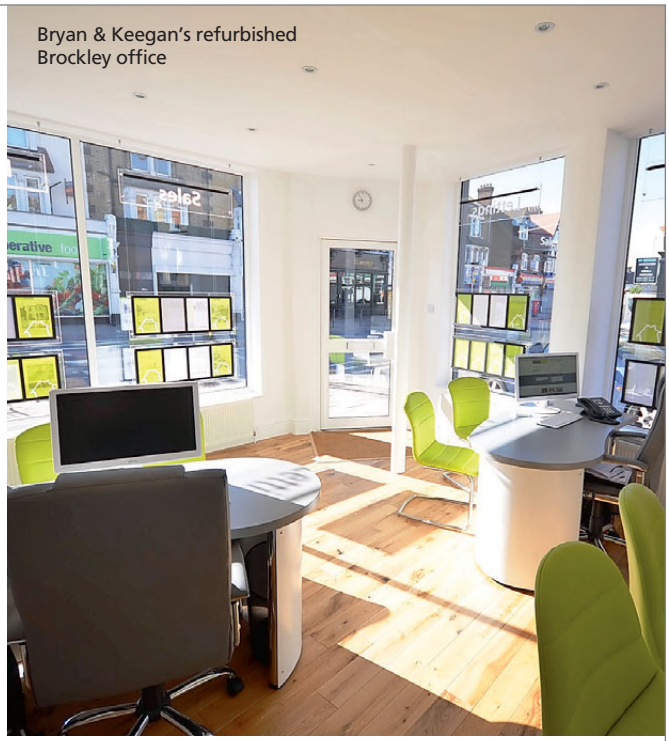
50%

more expensive than the London average

A DIFFERENT APPROACH

Fish Need Water, which has just opened a new office in East Dulwich, promises to do things a little differently. This estate agency thinks owners are better at showing buyers – and those looking to rent – around, and offers discounted rates for doing so. The team will, however, lead the viewings if preferred. Fish Need Water promises huge web exposure, professional images and even videos for clients, with a fee structure based on performance.

1-2 The Parade, Dog Kennel Hill SE22 8BQ; 020 8690 7766



Bryan & Keegan's refurbished Brockley office

Style showcase

Bryan & Keegan is celebrating the refurbishment of its Brockley office to an exceptional standard by its very own in-house building company. The vibrant estate agency combines the latest technological innovations with traditional methods to ensure they provide a high-level, customer-focused bespoke experience. High-class photography, floor plans, audio tours, location and street maps will ensure your property stands out from the competition.

Bryan & Keegan, which covers all aspects of estate agency, including residential sales, lettings, property management and building services, also offers an attractive introductory rate of 0.5% sole agency for sales and 6% let-only fee.

360 Brockley Road SE4 2BY; 020 8691 1155; bryanandkeegan.co.uk

Movers and shakers

Kim Jones is now the new manager at Bushells in East Dulwich. Having been in property for over eight years, Kim has worked in agencies across Clapham, West Dulwich, Balham and Earlsfield. Kim joined Bushells in 2005 but also brings a wealth of experience in real estate including overseas investment in Brazil. Kim, who was born and bred in Crystal Palace, said: 'It has been fascinating to see how much Dulwich and the surrounding areas have changed since I was growing up... there is much more diversity and real vibrancy now.'

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College Gardens, Dulwich

£1,345,000

6 bedroom house arranged over 4 floors comprising of 5 bedrooms, bedroom /study, two bathrooms, reception room, fitted kitchen/breakfast room, downstairs wc, utility room, storage room and integral garage. The drive to the front provides off street parking. EPC: (D)

Please contact our Dulwich Village Office on 020 8299 0922

SE London's hottest properties

Alleyn Park, Dulwich

£2,350,000

5 bedroom house overlooking Dulwich College playing fields. The property comprises 2 reception rooms, kitchen, breakfast room and reception hall. There is a large double length garage to the side of the house and a front garden with large drive providing off street parking for several cars. 200ft garden to the rear. The property is offered with no onward chain. EPC: (E)

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Venner Road, Sydenham

£649,950

5 double bedroom Victorian house arranged over three levels comprising of two receptions, kitchen/dining room, downstairs wc and two further bathrooms. There is off street parking to the front of the property and a wrap around garden. EPC: (F)

Please contact our Sydenham Office on 020 8659 0220

SE London's hottest properties

Stradella Road, Herne Hill

£2,000,000

6 bedroom double-fronted Edwardian house. This 3,000 sq ft home comprises 3 receptions downstairs, plus WC, cellar and open plan kitchen/dining area opening on to a 90 ft South-West facing garden. The attic bedroom, shower room and sitting room are suitable for visitors or a nanny/au pair. The house has its own garage and off street parking. EPC:(D)

Please contact our Herne Hill Office on 020 7738 5926

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Panmure Road, Forest Hill

£295,950

3 bedroom flat located in a quiet cul de sac. This period conversion flat comprises of a large fitted kitchen/dinner with ample storage, two double bedrooms, single bedroom, modern bathroom suite and reception room with a working fireplace. Further benefits include double glazing, gas central heating and communal gardens to the rear. EPC: (D)

Please contact our Forest Hill Office on 020 8314 4070

SE London's hottest properties

Belvedere Road, Crystal Palace

£975,000

6 double bedroom contemporary Victorian semi detached house close to the Crystal Palace Triangle. The 2,500 sq ft property is arranged over three levels and comprises two receptions, downstairs wc, dining area, kitchen/breakfast room with doors to a large decked outside space and lawned garden and three bathrooms. EPC: (E)

Please contact our Crystal Palace Office on 020 8670 7160

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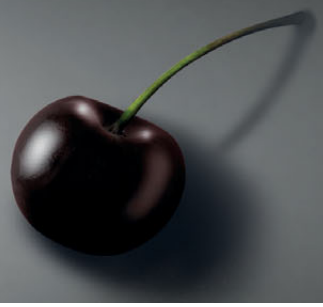
Anerley Park, Crystal Palace

Prices from £475,000

A pair of 3/4 bedroom high specification semi-detached family houses with parking. The houses are located close to Crystal Palace Park and have excellent transport links. Penge East & West stations are nearby, with good access to London Bridge, Canada Water and Victoria. (Images for marketing purposes only).

Please contact our New Homes Office on 020 7738 6839



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Gipsy Road, Crystal Palace

Prices from £275,000

Launching 18th May - 171 Gipsy Road comprises of 9 New Build Apartments in a gated development in the Gipsy Hill area. Each unit consists of high specification kitchens, integrated appliances and contemporary bathrooms, built by Hambridge Homes. (Images for marketing purposes only).

Please contact our New Homes Office on 020 7738 6839

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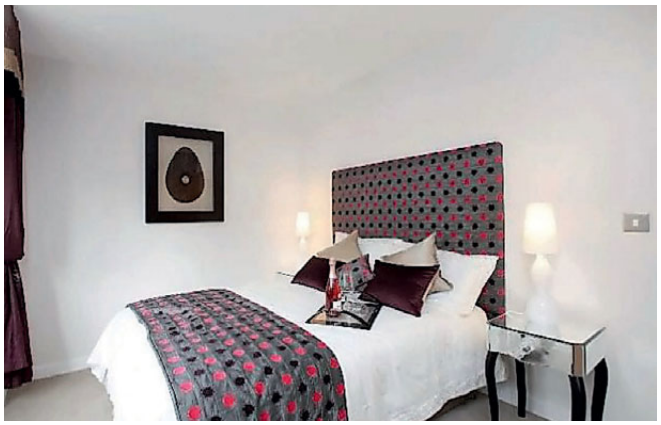

Tulse Hill, London

Prices from £250,000

107 Tulse Hill consists of 22 contemporary, 1, 2, and 3 bedroom apartments finished to a high standard. The development is situated within walking distance of three mainline train stations and Brixton Tube station. To the rear of this development is Brockwell Park. (Images for marketing purposes only).

Please contact our New Homes Office on 020 7738 6839

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Have you ever wondered why so many of SE London's hottest properties are with Pedder? Maybe it's down to our dominance on the high street. Perhaps it's our office network and extensive web coverage which means more details get in front of more people. Or maybe its because our eight offices work as a team. It all means that hot homes get the best possible exposure – great news for sellers and landlords.

Pedder. SE London's premier agent

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Pissarro House	119 Dulwich Village	23 Lordship Lane	45 London Rd	24 Half Moon Lane	52 Chichester Rd	Darley House
77A Westow Hill	Dulwich Village	East Dulwich	Forest Hill	Herne Hill	Parkhill	14 Sydenham Rd
SE19 1TZ	SE21 7BJ	SE22 8EW	SE23 3TY	SE24 9HU	CR0 5NB	SE26 5QW
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